

File No. 220340 Committee Item No. 4
 Board Item No. 2

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date April 17, 2023

Board of Supervisors Meeting Date April 25, 2023

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral CEQA 040822 |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | SBC Response 081022 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | CEQA Determination 090822 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral PC CEQA 111722 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral SBC 111722 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral FYI 111722 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PC Transmittal 120622 |

(CONTINUED)

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

2
3 **Ordinance amending the Planning Code to update and reorganize Neighborhood**
4 **Commercial and Mixed Use Zoning District controls, including, among other things, to**
5 **1) permit Accessory Arts Activities, and production, wholesaling, and processing of**
6 **goods and commodities, to occupy more than one-third of total space in Commercial**
7 **(C), Downtown Residential (DTR), Eastern Neighborhoods Mixed Use, Mission Bay, and**
8 **Residential-Commercial (RC) districts; 2) principally permit Arts Activities, Job**
9 **Training, Public Facility, and Social Service and Philanthropic Facility uses in the**
10 **Folsom Street Neighborhood Commercial Transit (NCT), SoMa NCT, Regional**
11 **Commercial, and certain Eastern Neighborhoods Mixed Use districts, and in historic**
12 **and nonconforming commercial buildings in Residential Enclave districts; 3)**
13 **principally permit General Entertainment and ~~Nighttime Entertainment~~ uses in the**
14 **Folsom Street NCT district; 4) principally permit Bar uses on the second floor in the**
15 **Folsom Street NCT and Regional Commercial districts; 5) principally permit Nighttime**
16 **Entertainment on properties fronting Folsom Street between 7th Street and Division**
17 **Street and properties fronting 11th Street between Howard Street and Division Street**
18 **unless they are zoned Residential Enclave District (RED) or Residential Enclave District**
19 **– Mixed (RED-MX); principally permit ~~Nighttime Entertainment~~ uses in the Regional**
20 **Commercial and Western SoMa Mixed Use – General (WMUG) districts; 6) principally**
21 **permit ~~Nighttime Entertainment in the Mixed Use – General (MUG) and WMUG Districts;~~**
22 **7) principally permit Job Training, Public Facility, and Social Service and**
23 **Philanthropic Facility Uses in the SoMa NCT District and certain Eastern**
24 **Neighborhoods Districts; 8) require that large developments in South of Market Mixed**
25 **use districts which contain commercial spaces provide a mix of commercial space**

1 sizes; **98)** require that all Nighttime Entertainment uses comply with the Entertainment
2 Commission’s good neighbor policies; and **109)** remove certain limitations on location
3 for Nighttime Entertainment and Animal Services uses in the Western SoMa Special
4 Use District; and adopting environmental findings, findings of public necessity,
5 convenience, and welfare under Planning Code, Section 302, and findings of
6 consistency with the General Plan, and the eight priority policies of Planning Code,
7 **Section 101.1.**

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

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

14 Section 1. Findings.

15 (a) The Planning Department has determined that the actions contemplated in this
16 ordinance comply with the California Environmental Quality Act (California Public Resources
17 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
18 Supervisors in File No. 220340 and is incorporated herein by reference.

19 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
20 amendments will serve the public necessity, convenience, and welfare for the reasons set
21 forth in Planning Commission Resolution No. 21205 and the Board incorporates such reasons
22 herein by reference. A copy of Planning Commission Resolution No. 21205 is on file with the
23 Clerk of the Board of Supervisors in File No. 220340.

24 (c) This Board finds that these Planning Code amendments are consistent with the
25 General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons set

1 forth in Planning Commission Resolution No. 21205, and the Board hereby incorporates such
2 reasons herein by reference.

3
4 Section 2. The Planning Code is hereby amended by revising the following sections
5 (where a section has been renumbered, the existing section number is listed first, followed by
6 the new section number underlined in parentheses): 102, 124, 134, 135.3, 145.4, 181, 186,
7 201, 202.2, 204.3, 204.4, 235, 249.40A (249.38), 249.78, 303, 329, 703.9, 753, 757, 758,
8 802.1, 803.3, 803.4 (section number deleted; text as revised incorporated into 803.3), 803.8,
9 803.9, 813 (834), 814 (837), 822 (249.6), 823 (249.39), 840 (831), 841 (833), 842 (832), 843
10 (838), 844 (839), 845 (840), 846 (836), 847 (835), 848 (830), 890, 890.48, 890.70, 890.123,
11 890.124, 890.140. These amended sections are sequenced below in order of existing section
12 number. With these amendments, the Planning Code shall read as follows:

13
14 **SEC. 102. DEFINITIONS.**

15 For the purposes of this Code, certain words and terms used herein are defined as set
16 forth in this and the following sections. Additional definitions applicable to Signs are set forth
17 in Section 602. Additional definitions applicable to development impact fees and requirements
18 that authorize the payment of in-lieu fees are set forth in Section 401. Additional definitions
19 applicable only to Downtown Residential Districts ~~Article 8, Mixed Use Districts~~, are set forth in
20 Section 890. Additional definitions applicable only to the North Beach Neighborhood
21 Commercial District and the North Beach Special Use District are set forth in Section 780.3.
22 Additional definitions applicable only to the Bernal Heights Special Use District are set forth in
23 Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set
24 forth in Section 996. All words used in the present tense shall include the future. All words in
25 the plural number shall include the singular number, and all words in the singular number shall

1 include the plural number, unless the natural construction of the wording indicates otherwise.
2 The word "shall" is mandatory and not directory. Whenever any of the following terms is used
3 it shall mean the corresponding officer, department, board or commission or its successor of
4 the City and County of San Francisco, State of California, herein referred to as the City:
5 Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director
6 of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be
7 deemed to include an employee of any such officer or department of the City who is lawfully
8 authorized to perform any duty or exercise any power as a representative or agent of that
9 officer or department.

10 * * * *

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

20 **Entertainment, Nighttime.** A Retail Entertainment, Arts and Recreation Use that includes
21 dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented
22 entertainment activities which require dance hall keeper police permits or Place of
23 Entertainment police permits, as defined in Section 1060 of the Police Code, which are not
24 limited to non-amplified live entertainment, including Restaurants and Bars which present
25 such activities; Nighttime Entertainment uses do ~~but shall~~ not include any Arts Activity, any

1 theater performance space which does not serve alcoholic beverages during performances, or
2 any temporary uses permitted pursuant to Sections 205 through ~~205.5~~ 205.4 of this Code. This
3 use is also subject to the controls in Section 202.11. Nighttime Entertainment uses are subject to
4 the Entertainment Commission's Good Neighbor Policy.

5 * * * *

6 **Hours of Operation.** A commercial Use Characteristic limiting the permitted hours during
7 which any commercial establishment, not including automated teller machines, may be open
8 for business. Other restrictions on the hours of operation of Movie Theaters, Adult
9 Businesses, Adult Sex Venues, Nighttime Entertainment, and General Entertainment, ~~and~~
10 ~~Other Entertainment Uses, as defined in this Section 102 and 890,~~ shall apply pursuant to
11 provisions in Section 303(p), when such uses are permitted as Conditional Uses. A
12 Pharmacy may qualify for the exception to operate on a 24-hour basis provided in Section
13 202.2(a)(2) of the Code. The hours of operation of a principally permitted Adult Sex Venue are
14 subject to the provisions in Section 202.2(a)(8).

15 * * * *

16 **Trade Offices.** A Non-Retail Sales and Service Use that includes business offices of building,
17 plumbing, electrical, painting, roofing, furnace, or pest control contractors, if no storage of
18 equipment or items for wholesale use are located on site. It may also include incidental
19 accessory storage of office supplies and samples if ~~located entirely within an enclosed building~~
20 ~~having no openings other than fixed windows or exits required by law within 50 feet of an R District,~~
21 ~~and if~~ the storage of equipment and supplies does not occupy more than one-third of the total
22 Gross Floor Area of the use. Such Trade Offices shall operate in a manner to reduce noise,
23 vibration, and emissions impacts beyond the premises of the use. No processing of building
24 materials, such as mixing of concrete or heating of asphalt shall be conducted on the
25

1 premises. Parking, loading, and unloading of all vehicles used by the contractor shall be
 2 located entirely within the building containing the use.

3 * * * *

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

9 * * * *

10 **SEC. 124. BASIC FLOOR AREA RATIO.**

11 * * * *

| TABLE 124 | |
|---|-------------------------------------|
| BASIC FLOOR AREA RATIO LIMITS | |
| District | Basic Floor Area Ratio Limit |
| RED, RED-MX <u>RED, RED-MX</u> | 1.0 to 1 <u>1.0 to 1</u> |
| Pacific | 1.5 to 1 |
| SPD, SPD, NC-1, NCT-1, NC-S | 1.8 to 1 |
| Haight | |
| Inner Clement | |
| Inner Sunset | |
| North Beach | |
| Outer Clement | |

| | | |
|----|---|----------|
| 1 | Sacramento | |
| 2 | 24th Street-Noe Valley | |
| 3 | West Portal | |
| 4 | * * * * | |
| 5 | MUG, MUO, MUR, RED, RED-MX, SPD , UMU, WMUG, WMUO, SALI in | 3.0 to 1 |
| 6 | a 40, 45, or 48 foot height district | |
| 7 | MUG, MUO, MUR, RED, RED-MX, SPD , UMU, WMUG, WMUO, SALI in | 4.0 to 1 |
| 8 | a 50, 55, or 58 foot height district | |
| 9 | MUG, MUO, MUR, RED, RED-MX, SPD , UMU, WMUG, WMUO, SALI in | 5.0 to 1 |
| 10 | a 65 or 68 foot height district | |
| 11 | MUG, MUO, MUR, UMU, WMUG, WMUO, SALI in a 85 foot height district | 6.0 to 1 |
| 12 | MUG, MUO, MUR, UMU, WMUG, WMUO, in a height district over 85 feet | 7.5 to 1 |

13 * * * *

14
 15 (i) In calculating allowable G_{gross} F_{floor} A_{area} on a preservation lot from which any
 16 TDRs have been transferred pursuant to Section 128, the amount allowed herein shall be
 17 decreased by the amount of gross floor area transferred.

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

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

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

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

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

12
13 **SEC. 134. REAR YARDS IN R, RC, NC, C, ~~SPD~~, M, CMUO, MUG, ~~WMUG~~, MUO, MUR,**
14 **UMU, RED, ~~AND RED-MX~~, SPD, UMU, and WMUG DISTRICTS.**

15 * * * *

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

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

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

6 (A) For buildings containing only SRO Units in the CMUO, MUG, MUO,
7 MUR, UMU, and WMUG ~~Eastern Neighborhoods Mixed Use~~ Districts, the minimum rear yard
8 depth shall be equal to 25% of the total depth of the lot on which the building is situated, but
9 the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced in
10 specific situations as described in subsection (e) below.

11 * * * *

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

23 * * * *

SEC. 135.3. USABLE OPEN SPACE FOR NON-RESIDENTIAL USES OTHER THAN DWELLING UNITS, GROUP HOUSING AND LIVE/WORK UNITS WITHIN 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 Office Use 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 |
|--|--|
| <i>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</i> | 1 sq. ft. per 250 sq. ft. of <u>Occupied Floor Area</u> of new or added square footage |
| <i>Industrial Uses, Wholesale Storage Manufacturing and light industrial, storage without distribution facilities, and like uses in the Eastern Neighborhoods Mixed Use Districts.</i> | None required |

| | |
|---|---|
| <p>1 Office Uses, as defined in 890.70, Laboratory, and Life Science in the 2 Eastern Neighborhoods Mixed Use Districts</p> | <p>1 sq. ft. per 50 sq. ft. of Occupied Floor Area of new, converted or added square footage</p> |
| <p>5 All non-residential uses in DTR Districts</p> | <p>1 sq. ft. per 50 sq. ft. of Occupied Floor Area of net new, converted or added square footage over 10,000 gross square feet</p> |

10 * * * *

12 **SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES.**

13 * * * *

14 (c) **Definitions.**

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

- 17 (1) Retail Sales and Services Uses, except Hotel or Motel;
- 18 (2) Institutional Uses, except Residential Care Facility;
- 19 (3) Arts Activities, General Entertainment, Movie Theater, Outdoor Entertainment, and
20 Nighttime Entertainment uses;
- 21 (4) ~~Shall not include Automotive Uses except for~~ Automobile Sale or Rental uses

22 where curb-cuts, garage doors, or loading access are not utilized or proposed, and such sales
23 or rental activity is entirely within an enclosed building and does not encroach on surrounding
24 sidewalks or open spaces;

| | | | |
|----|------------|----------------|--|
| 1 | <i>N/A</i> | <i>890.23</i> | <i>Business Goods and Equipment Sales and Repair Service</i> |
| 2 | | | |
| 3 | <i>102</i> | <i>890.125</i> | <i>Cannabis Retail</i> |
| 4 | <i>102</i> | <i>N/A</i> | <i>Chair and Foot Massage</i> |
| 5 | <i>102</i> | <i>N/A</i> | <i>Child Care Facility</i> |
| 6 | <i>102</i> | <i>N/A</i> | <i>Community Facility</i> |
| 7 | <i>102</i> | <i>N/A</i> | <i>Designated Child Care Unit that meets the</i> |
| 8 | | | <i>applicable criteria of Planning Code Section</i> |
| 9 | | | <i>414A.6</i> |
| 10 | <i>102</i> | <i>102</i> | <i>Eating and Drinking Use</i> |
| 11 | <i>102</i> | <i>N/A</i> | <i>Entertainment, General</i> |
| 12 | <i>N/A</i> | <i>890.37</i> | <i>Entertainment, Other</i> |
| 13 | <i>102</i> | <i>N/A</i> | <i>Grocery, General</i> |
| 14 | <i>102</i> | <i>N/A</i> | <i>Grocery, Specialty</i> |
| 15 | <i>102</i> | <i>890.39</i> | <i>Gift Store-Tourist Oriented</i> |
| 16 | <i>102</i> | <i>N/A</i> | <i>Gym</i> |
| 17 | <i>N/A</i> | <i>890.50</i> | <i>Institutions, Other (see qualification, above)</i> |
| 18 | <i>102</i> | <i>890.51</i> | <i>Jewelry Store</i> |
| 19 | <i>102</i> | <i>890.133</i> | <i>Medical Cannabis Dispensary</i> |
| 20 | <i>102</i> | <i>890.64</i> | <i>Movie Theater</i> |
| 21 | <i>102</i> | <i>890.68</i> | <i>Neighborhood-Serving Business</i> |
| 22 | <i>102</i> | <i>890.69</i> | <i>Non-Auto Vehicle Sales or Rental (see</i> |
| 23 | | | <i>qualification, above)</i> |
| 24 | <i>102</i> | <i>N/A</i> | <i>Pharmacy</i> |
| 25 | | | |

| | | | |
|----|------------|----------------|---|
| 1 | <i>102</i> | <i>N/A</i> | <i>Post-Secondary Educational Institution</i> |
| 2 | <i>102</i> | <i>N/A</i> | <i>Public Facility</i> |
| 3 | <i>N/A</i> | <i>890.80</i> | <i>Public Use (see qualification, above)</i> |
| 4 | <i>102</i> | <i>N/A</i> | <i>Religious Institution</i> |
| 5 | <i>102</i> | <i>102</i> | <i>Restaurant</i> |
| 6 | <i>102</i> | <i>102</i> | <i>Restaurant, Limited</i> |
| 7 | <i>102</i> | <i>N/A</i> | <i>Sales and Services, General Retail</i> |
| 8 | <i>N/A</i> | <i>890.102</i> | <i>Sales and Services, Other Retail</i> |
| 9 | <i>N/A</i> | <i>890.104</i> | <i>Sales and Services, Retail</i> |
| 10 | <i>102</i> | <i>N/A</i> | <i>School</i> |
| 11 | <i>102</i> | <i>890.110</i> | <i>Service, Financial</i> |
| 12 | <i>102</i> | <i>N/A</i> | <i>Service, Health</i> |
| 13 | <i>102</i> | <i>890.112</i> | <i>Service, Limited Financial</i> |
| 14 | <i>N/A</i> | <i>890.114</i> | <i>Service, Health</i> |
| 15 | <i>102</i> | <i>890.116</i> | <i>Service, Personal</i> |
| 16 | <i>102</i> | <i>N/A</i> | <i>Service, Retail Professional</i> |
| 17 | <i>102</i> | <i>N/A</i> | <i>Social Service or Philanthropic Facility</i> |
| 18 | <i>102</i> | <i>890.123</i> | <i>Tobacco Paraphernalia Establishment</i> |
| 19 | <i>102</i> | <i>890.124</i> | <i>Trade Shop</i> |
| 20 | <i>102</i> | <i>890.140</i> | <i>Walk-Up Facility</i> |

* * * *

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

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

3 * * * *

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

12 * * * *

13
14 **SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL**
15 **NONCONFORMING USES IN RH, RM, RTO, AND RED DISTRICTS.**

16 * * * *

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

20 * * * *

21 (4) In the RED Districts, any nonconforming use ~~which that~~ is Arts Activities,
22 Business Service, Catering, Design Professional, Light Manufacturing, Ppersonal Sservice, use
23 falling within zoning category 816.31; Trade Office, Trade Shop, home and business service use falling
24 within zoning categories 816.42 through 816.47; live/work unit falling within zoning category 816.55;

1 ~~Wholesale Sales, or Wholesale Storage or light manufacturing uses falling within zoning~~
2 ~~categories 816.64 through 816.67.~~

3 * * * *

4 (f) **Termination.** Any use affected by this Section 186 ~~which~~ that does not comply with
5 all of the conditions herein specified shall be subject to termination in accordance with Section
6 185 at the expiration of the period specified in that Section, but shall be qualified for
7 consideration as a conditional use under Section 185(e). Any such use ~~which~~ that complies ~~is in~~
8 ~~compliance~~ with such conditions at the expiration of such period but fails to comply therewith at
9 any later date shall be subject to termination when it ceases to comply with any of such
10 conditions.

11 (g) **Reactivation.** Limited commercial uses in RH, RM, RTO, and RED Districts that
12 have been discontinued or abandoned, as defined in Section 183, may be reactivated if the
13 Zoning Administrator ~~with conditional use authorization under Section 303. In approving such a use~~
14 ~~and in addition to the findings required by Section 303, the Planning Commission shall find~~ that:

- 15 (1) the subject space is located on or below the ground floor and was in
16 commercial or industrial use prior to January 1, 1960; and
- 17 (2) the proposed commercial use meets all the requirements of this Section 186
18 and other applicable sections of this Code.

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

20 (h) **Other Applicable Provisions.** The provisions for nonconforming uses contained in
21 Sections 180 through 183 shall continue to apply to all uses affected by this Section 186,
22 except that the cost limit for structural alterations contained in Section 181(b)(4) shall not be
23 applicable thereto.

24
25 **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. <u>830</u> 848) |
| <i>SPD</i> | <i>South Park District (Defined in Sec. 814)</i> |
| MUG | Mixed Use – General (Defined in Sec. <u>831</u> 840) |
| MUO | Mixed Use – Office (Defined in Sec. <u>832</u> 842) |
| MUR | Mixed Use – Residential (Defined in Sec. <u>833</u> 841) |
| <i>UMU</i> | <i>Urban Mixed Use (Defined in Sec. 843)</i> |
| RED | Residential Enclave District (Defined in Sec. <u>834</u> 813) |
| RED-MX | Residential Enclave District – Mixed (Defined in Sec. <u>835</u> 847) |
| <i>SALI</i> | <i>Service/Arts/Light Industrial (Defined in Sec. 836)</i> |
| <i>SPD</i> | <i>South Park District (Defined in Sec. 837)</i> |
| <i>UMU</i> | <i>Urban Mixed Use (Defined in Sec. 838)</i> |
| WMUG | Western SoMa Mixed Use – General (Defined in Sec. <u>839</u> 844) |
| WMUO | Western SoMa Mixed Use – Office (Defined in Sec. <u>840</u> 845) |
| <i>SALI</i> | <i>Service/Arts/Light Industrial (Defined in Sec. 846)</i> |

* * * *

SEC. 202.2. LOCATION AND OPERATING CONDITIONS.

(a) **Retail Sales and Service Uses.** The Retail Sales and Service Uses listed below shall be subject to the corresponding conditions:

* * * *

1 (7) **Outdoor Activity Area.** An Outdoor Activity Area shall be principally
2 permitted in any Neighborhood Commercial District or Neighborhood Commercial Transit
3 District, and in the WMUG, WMUO, SALI, and RED-MX Districts, if it meets all of the following
4 conditions:

5 * * * *

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

8 * * * *

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

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

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

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

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

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

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

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

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

13 * * * *

14
15 **SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN C, RC, M, AND**
16 **PDR DISTRICTS.**

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

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

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

25 (A) accessory off-street parking or loading;

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

3 (C) except in PDR Districts, Arts Activities.

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

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

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

14 ~~(b)(5)~~ **Retail Uses Accessory to PDR Uses in PDR and M Districts Specific Controls.**
15 Multiple PDR uses within a single building or development may combine their accessory retail
16 allotment into one or more shared retail spaces, provided that the total allotment of accessory
17 retail space per use does not exceed what otherwise would be permitted by this Section
18 204.3.

19 ~~(e)(6)~~ **Antennas in C, M, and PDR Districts Specific Controls.** An antenna or a
20 microwave or satellite dish shall be permitted in C, M, and PDR Districts, except PDR-1-B
21 Districts, without regard to the height of such antenna or microwave or satellite dish and
22 without regard to the proximity of such antenna or microwave or satellite dish to any R District,
23 if the following requirements are met:

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

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

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

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

12
13 **SEC. 204.4. DWELLING UNITS ACCESSORY TO OTHER USES.**

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

19 (b) **Artist and Artisan Work Spaces.** In any NC, ~~RC~~, C, M, PDR, ~~DTR~~, or Eastern
20 Neighborhood~~s~~ Mixed Use District, except for properties within the Western SoMa Special
21 Use District, ~~D~~dwelling ~~U~~nits ~~which that~~ are integrated with the working space of artists,
22 artisans and other craftspersons shall be permitted as an ~~A~~accessory ~~U~~se to such working
23 space, when such ~~D~~dwelling ~~U~~nits are occupied by a group of persons including no more
24 than four adults, and where the occupancy meets all applicable provisions of the Building
25 Code and Housing Code.

1 (1) In PDR and WMUG Districts, Dwelling Units permitted by Section 204.4(b)
2 may not represent more than one-fourth (~~1/4~~) of the total floor area occupied by such use and
3 the Pprincipal Use to which it is accessory.

4 (c) **Caretakers' Residences in M and PDR Districts.** In any M or PDR District, one
5 Dwelling Unit or other form of habitation to serve as the residence of a caretaker and the
6 caretaker's household family shall be permitted as an Accessory Use for any permitted
7 Pprincipal or Conditional Use in such district, where the operation of such use necessitates
8 location of such residence in such district.

9
10 **SEC. 235. SPECIAL USE DISTRICTS.**

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

19
20 **SEC. 249.38 ~~249.40A~~. SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT.**

21 * * * *

22 (c) **Controls.**

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

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

- 3 (i) Religious Ffacilities, ~~as defined in Sec. 890.50(d)~~;
- 4 (ii) Bars, ~~as defined in Sec. 102~~;
- 5 (iii) Liquor Stores, ~~as defined in Sec. 102~~;
- 6 (iv) General Entertainment Amusement arcades, ~~as defined in Sec. 890.4~~;
- 7 (v) Restaurants, ~~as defined in Sec. 102~~;
- 8 (vi) Adult Eentertainment, ~~as defined in Sec. 890.36~~;
- 9 (vii) Nighttime Other Eentertainment, ~~as defined in Sec. 890.37~~;
- 10 (viii) Movie Theaters ~~theatres~~, ~~as defined in Sec. 890.64~~;
- 11 (ix) Private Parking Lots and Public Parking Lots, ~~as defined in~~

12 ~~Sections 890.7, 890.9, and 890.11~~; and

13 (x) Private Parking Garages and Public Parking Garages, ~~as defined~~
14 ~~in Sections 890.8, 890.10, and 890.12~~.

15 * * * *

16 **SEC. 249.78. CENTRAL SOMA SPECIAL USE DISTRICT.**

17 * * * *

18 (c) **Land Use Controls.**

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

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

23 (B) An Office Use, ~~as defined in Section 890.70~~, is not an “active use” on
24 the ground floor;

25 * * * *

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

3 * * * *

4
5 **SEC. 303. CONDITIONAL USES.**

6 * * * *

7 (p) **Adult Business, Adult Sex Venue, Nighttime Entertainment, and General**
8 **Entertainment, ~~and Other Entertainment~~ Uses.**

9 (~~H~~) With respect to Conditional Use authorization applications for Adult Business, Adult
10 Sex Venue, Nighttime Entertainment, and General Entertainment ~~and Other Entertainment~~ uses,
11 such use or feature shall meet the following conditions:

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

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

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

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

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

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

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

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

6 (3) If the proposed use is located in a Cultural District established under
7 Administrative Code Section 107, the Planning Commission shall consider the purpose and
8 goals established in Section 107.2 as well as any recommendations set forth in the Cultural,
9 History, Housing, and Economic Stability Strategy report for the district if one has been
10 adopted pursuant to Section 107.4.

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

13 (5) If the use is an Adult Business, it shall not be located within 1,000 feet of
14 another such use.

15 * * * *

16
17 **SEC. 311. PERMIT REVIEW PROCEDURES.**

18 * * * *

19 (B) **Eastern Neighborhood Mixed Use Districts.** In all Eastern Neighborhood Mixed
20 Use Districts a change of use shall be defined as a change in, or addition of, a new land use
21 category. A “land use category” shall mean those categories used to organize the individual
22 land uses that appear in the use tables, immediately preceding a group of individual land
23 uses, including but not limited to the following: Residential Use; Institutional Use; Retail Sales
24 and Service Use; Assembly, Recreation, Arts and Entertainment Use; Office Use; Live/Work
25

1 Units Use; Motor Vehicle Services Use; Vehicle Parking Use; Industrial Use; Home and
2 Business Service Use; or Other Use.

3 (C) A change of use to a principally permitted use in the Western SoMa Plan Area, Central
4 SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions of this Section 311.

5 * * * *

6
7 **SEC. 329. LARGE PROJECT AUTHORIZATION IN EASTERN NEIGHBORHOODS MIXED**
8 **USE DISTRICTS.**

9 * * * *

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

19 * * * *

20 (8) Bulk limits;

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

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

1 * * * *

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

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

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

12 (b) Permitted uses. Non-Retail Professional Services, Retail Professional Services,
13 Community Facility, Private Community Facility, Social Service and Philanthropic Facility, Financial
14 Services, ~~Fringe Financial Services,~~ Gyms, Limited Financial Services, Health Services, ~~and~~
15 Personal Services, and Instructional Service uses, as defined in Section 102, are Principally
16 Permitted. In the RCD District only, in addition to the above uses, ~~Arts Activities as defined in~~
17 ~~Section 102 are Principally Permitted and~~ Nighttime Entertainment uses as defined in Section
18 102 require Conditional Use authorization on the third floor and above, except that Nighttime
19 Entertainment uses are Principally Permitted in Article 10 Landmark Building No. 120 (St.
20 Joseph's Church at 1401 Howard Street). For all uses listed above, prior to the issuance of
21 any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation
22 Commission, shall determine that allowing the use will enhance the feasibility of preserving
23 the building. The project sponsor must also submit a Preservation, Rehabilitation, and
24 Maintenance Plan that describes any proposed preservation and rehabilitation work and that
25

1 guarantees the maintenance and upkeep of the historic resource for approval by the
 2 Department. This Plan shall include:

3 * * * *

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

7 * * * *

8
 9 **SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

10
 11 * * * * **Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
 12 **ZONING CONTROL TABLE**

| | | | | |
|--|-------------------|--------------------------|--------------|--------------|
| | | SoMa NCT | | |
| Zoning Category | § | Controls | | |
| | References | | | |
| * * * * | | | | |
| 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 |
| <u>Arts Activities</u> | <u>§102</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| Entertainment, General | §102 | G | G | G |

| | | | | | |
|----|---------------------------------------|--------------------|----------|----------|----------|
| 1 | Entertainment, Night | §102 | G | G | G |
| 2 | Movie Theater | §§102, 202.4 | P | NP | NP |
| 3 | Open Recreation Area | §102 | P | P | P |
| 4 | Passive Outdoor Recreation | §102 | P | P | P |
| 5 | * * * * | | | | |
| 6 | Institutional Use Category | | | | |
| 7 | Institutional Uses* | §102 | C | C | C |
| 8 | Child Care Facility | §102 | P | P | P |
| 9 | Community Facility | §102 | P | P | P |
| 10 | Community Facility, Private | §102 | P | P | P |
| 11 | Hospital | §102 | NP | NP | NP |
| 12 | <i>Job Training</i> | <u>§102</u> | <u>P</u> | <u>P</u> | <u>C</u> |
| 13 | Medical Cannabis Dispensary | §§102, 202.2(e) | C | C | NP |
| 14 | | | | | |
| 15 | <i>Public Facility</i> | <u>§102</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 16 | Residential Care Facility | §102 | P | P | P |
| 17 | Social Service or Philanthropic | §102 | P | P | P |
| 18 | Facility | | | | |
| 19 | Sales and Service Use Category | | | | |
| 20 | * * * * | | | | |
| 21 | | | | | |
| 22 | | | | | |

SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

* * * *

1
2 **Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
3 **ZONING CONTROL TABLE**
4

| | | 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 |
| <i>Entertainment, Nighttime</i> | <i>§102</i> | <u>NP(3)</u> | <u>NP(3)</u> | <u>NP(3)</u> |
| 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 |

| | | | | | |
|----|---------------------------------------|---------------------------------|-----------------------|-----------------------|------------------------|
| 1 | Community Facility | §102 | P | P | P |
| 2 | Community Facility, Private | §102 | <u>P</u> C | <u>P</u> C | NP |
| 3 | Job Training | §102 | <u>P</u> C | <u>P</u> C | <u>C</u> NP |
| 4 | Medical Cannabis Dispensary | §§ 102, 202.2(e) | DR | DR | NP |
| 5 | Public Facilities Facility | §102 | P | P | P |
| 6 | Residential Care Facility | §102 | NP | C | C |
| 7 | School | §102 | P | P | P |
| 8 | Social Service or Philanthropic | §102 | P | P | P |
| 9 | Facility | | | | |
| 10 | Sales and Service Use Category | | | | |
| 11 | * * * * | | | | |
| 12 | Retail Sales and Service Uses* | §§ 102, 202.2(a) | P | P | NP |
| 13 | Adult Business | § 102 | NP | NP | NP |
| 14 | Adult Sex Venue | §§ 102, 202.2(a)(8) | NP | NP | NP |
| 15 | Animal Hospital | §§ 102, 823(e)(9)(B) | P(4) | P | NP |
| 16 | Bar | §§ 102, 202.2(a) | P | NP | NP |
| 17 | Cannabis Retail | §§ 102, 202.2(a) | C | C | NP |
| 18 | Flexible Retail | § 102 | NP | NP | NP |
| 19 | Gym | § 102 | P(8) | P | NP |
| 20 | Hotel | § 102 | P(5) | P(5) | P(5) |
| 21 | Kennel | §§ 102, 823(e)(9)(B) | P(4) | NP | NP |
| 22 | * * * * | | | | |

* * * *

(1) NP on 1st floor on lots with more than 25 feet of street frontage

(2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts is NP

(3) ~~[Note deleted.]~~ P for properties fronting Folsom Street between 7th Street and Division Street.

* * * *

SEC. 758. REGIONAL COMMERCIAL DISTRICT.

* * * *

**Table 758. REGIONAL COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

| | | <i>Regional Commercial District</i> | | |
|--|---------------------|--|---|-----------------------------|
| 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 <u>CC(4)</u> | P <u>CC(4)</u> | NP |
| Entertainment, Nighttime | §102 | P NP(3) <u>NP(</u> <u>3) (4)</u> | P NP(3) <u>NP(3)(</u> <u>4)</u> | NP(3) <u>(4</u> <u>)</u> |

| | | | | | |
|----|--|------------------|-------------------|-------------------|-------------------|
| 1 | Movie Theater | §§102, 202.4 | C | C | C |
| 2 | Open Recreation Area | §102 | P | P | P |
| 3 | Passive Outdoor Recreation | §102 | P | P | P |
| 4 | * * * * | | | | |
| 5 | Institutional Use Category | | | | |
| 6 | Institutional Uses* | §102, 202.2(e) | NP | NP | NP |
| 7 | Child Care Facility | §102 | P | P | P |
| 8 | Community Facility | §102 | P | P | P |
| 9 | Community Facility, Private | §102 | C | C | C |
| 10 | Job Training | §102 | <u>P</u> <u>C</u> | <u>P</u> <u>C</u> | <u>P</u> <u>C</u> |
| 11 | Medical Cannabis Dispensary | § 102, 202.2(e) | DR | DR | NP |
| 12 | Public Facilities <u>Facility</u> | §102 | P | P | P |
| 13 | Residential Care Facility | §102 | NP | C | C |
| 14 | School | §102 | P | P | P |
| 15 | Social Service or Philanthropic | §102 | P | P | P |
| 16 | Facility | | | | |
| 17 | Sales and Service Use Category | | | | |
| 18 | * * * * | | | | |
| 19 | Retail Sales and Service | | | | |
| 20 | Uses* | §§ 102, 202.2(a) | P | P | NP |
| 21 | Adult Business | § 102 | NP | NP | NP |
| 22 | Adult Sex Venue | §§ 102, | P | P | P |
| 23 | | 202.2(a)(8) | | | |

| | | | | | |
|----|-----------------|------------------------------------|------------------|---------------|----|
| 1 | Animal Hospital | §§ 102, 823(e)(9)(B) | P (8) | P | NP |
| 2 | | | | | |
| 3 | Bar | §§ 102, 202.2(a) | P | NP | NP |
| 4 | Cannabis Retail | §§ 102, 202.2(a) | C | C | NP |
| 5 | Cat Boarding | §§ 102, 823(e)(9)(B) | P(8) | NP | NP |
| 6 | | | | | |
| 7 | Flexible Retail | § 102 | NP | NP | NP |
| 8 | Hotel | § 102 | NP | NP | NP |
| 9 | Kennel | §§ 102, 823(e)(9)(B) | P(8) | NP | NP |
| 10 | * * * * | | | | |
| 11 | | | | | |

12 * * * *

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

17 (4) ~~[Note deleted.]~~P for properties fronting Folsom Street between 7th Street and Division
 18 Street.

19 * * * *

20 **SEC. 802.1. MIXED USE DISTRICTS.**

21 The following districts are established for the purpose of implementing the Residence
 22 Element, the Commerce and Industry Element, the Downtown Plan, the Chinatown Plan, the
 23 Rincon Hill Plan, the South of Market Plan, the East SoMa Plan, the Mission Plan, the
 24 Showplace Square/Potrero Hill Plan, the Central Waterfront Plan, the Western SoMa Area
 25 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.

| <i>Districts</i> | 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 MUO – 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 |

| | | |
|---|--|----------------------|
| 1 | <i>SPD - South Park District</i> | § 837 |
| 2 | UMU – Urban Mixed Use District | § 838 843 |
| 3 | WMUG – WSoMa Mixed Use-General District | § 839 844 |
| 4 | WMUO – Western SoMa Mixed Use-Office District | § 840 845 |
| 5 | SALI – Service/Arts/Light Industrial District | § 846 |
| 6 | RED-MX – Residential Enclave-Mixed District | § 847 |

7
8 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**
9 **DISTRICTS.**

10 (a) Uses in Enclosed Buildings. All Permitted and Conditionally Permitted Uses in Eastern
11 Neighborhoods Mixed Use Districts shall be conducted within an enclosed building, unless otherwise
12 specifically allowed in this Code. Exceptions from this requirement are: Agricultural Uses, Wireless
13 Telecommunications Services Facility, uses which by their nature are to be conducted in an open lot or
14 outside a building, and uses which, when located outside of a building, qualify as, Outdoor Sales, an
15 Outdoor Activity Area, or a Walk-Up Facility. Use Categories. A use is the specified purpose for which
16 a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a
17 specific Eastern Neighborhood Mixed Use District is generally set forth, summarized or cross-
18 referenced in Sections 813 through 814 and 840 through 848 of this Code for each district class.

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

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

1 (A) **Principal Uses.** Principal Uses are permitted as of right in an Eastern
2 Neighborhood Mixed Use District, when so indicated in *the zoning control table Sections 813*
3 *through 814 and 840 through 848 of this Code* for the district. Additional requirements and
4 conditions may be placed on particular uses as provided pursuant to Section 202.2, 803.58
5 through 803.9, and other applicable provisions of this Code.

6 (B) **Conditional Uses.** Conditional Uses are permitted in an Eastern
7 Neighborhood Mixed Use District, when authorized by the Planning Commission; whether a
8 use is conditional in a given district is generally indicated in *the zoning control table for the*
9 *district Sections 813 through 814 and 840 through 848 of this Code*. Conditional Uses are subject to
10 the applicable provisions set forth in Sections 178, 179, 303, and 803.58 through 803.9 of this
11 Code.

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

14 (ii) Notwithstanding any other provision of this Article, a change in
15 use or demolition of a Movie Theater use, ~~as set forth in Section 890.64~~, shall require Conditional
16 Use authorization. This subSection (b)(1)(B)(ii) shall not authorize a change in use if the new
17 use or uses are otherwise prohibited.

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

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

24 (C) **Accessory Uses.** Subject to the limitations set forth below and in
25 Sections 204.1 (Accessory Uses for Dwelling Units in All Districts), ~~;~~ 204.4 (Dwelling Units

1 Accessory to Other Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code,
2 an Accessory Use, as defined in Section 102, ~~is a related minor use which is either necessary to the~~
3 ~~operation or enjoyment of a lawful Principal Use or Conditional Use, or is appropriate, incidental and~~
4 ~~subordinate to any such use, and~~ shall be permitted ~~as an Accessory Use~~ in an Eastern
5 Neighborhoods Mixed Use District. In order to accommodate a Principal Use ~~which that~~ is
6 carried out by one business in multiple locations within the same general area, such
7 Accessory Use need not be located in the same structure or lot as its principal use provided
8 that (1) the Accessory Use is located within 1,000 feet of the Principal Use; and (2) the
9 multiple locations existed on April 6, 1990. Accessory Uses to non-Office Uses ~~(as defined in~~
10 ~~Section 890.70)~~ may occupy space which is non-contiguous or on a different Story as the
11 Principal Use so long as the Accessory Use is located in the same building as the Principal
12 Use and complies with all other restrictions applicable to such Accessory Uses. Any use
13 which does not qualify as an Accessory Use shall be classified as a Principal Use.

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

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

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

24 (iii) Any sign not conforming to the limitations of Section
25 607.2(f)(3).

1 (iv) A Medical Cannabis Dispensary use ~~Dispensaries as defined in~~
2 ~~890.133.~~

3 (v) Any ~~N~~ighttime Entertainment use, as defined in Section 102;
4 provided, however, that a Limited Live Performance Permit as set forth in Police Code Section
5 1060 et seq., and entertainment that does not require a Limited Live Performance permit as
6 set forth in Police Code Section 1060.1(e), is allowed in any District except for a ~~n~~ RED, ~~RED-~~
7 ~~MX, MUR, or MUG~~ District.

8 (vi) Cannabis Retail that does not meet the limitations set forth in
9 Section 204.3(a)(3).

10 (vii) Catering uses that do not meet the limitations set forth in
11 Section 703(d)(3)(B).

12 (D) **Temporary Uses.** Temporary uses not otherwise permitted are
13 permitted in Eastern Neighborhoods Mixed Use Districts to the extent authorized by Sections
14 205 through ~~205.5~~ ~~205.3~~ of this Code.

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

16 (2~~a~~) Uses Not Permitted. No use, even though listed as a permitted use or
17 otherwise allowed, shall be permitted in an Eastern Neighborhood Mixed Use District that, by
18 reason of its nature or manner of operation, creates conditions that are hazardous, noxious, or
19 offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare,
20 refuse, water-carried waste, or excessive noise. ~~(b)~~ The establishment of a use that sells
21 alcoholic beverages, other than beer and wine, concurrent with motor vehicle fuel is
22 prohibited, and shall be governed by Section 202(b)(1).

23 * * * *

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

3 (a) Dwelling Units, Group Housing, and SRO units may be authorized in the SALI
4 District as a Conditional Use pursuant to Section ~~303, 846.24,~~ of this Code, provided that
5 such units shall be rented, leased or sold at rates or prices affordable to a household whose
6 income is no greater than 80% percent of the median income for households in San Francisco
7 (“lower income household”), as described by Title 25 of the California Code of Regulations
8 Section 6932 and implemented by the Mayor’s Office of Housing and Community Development.
9 These units are subject to all provisions of this Section 803.8.

10 * * * *

11
12 **SEC. 803.9. COMMERCIAL USES IN EASTERN NEIGHBORHOODS MIXED USE**
13 **DISTRICTS.**

14 (a) **Housing Requirement in the Mixed Use-Residential (MUR) District.** In new
15 construction in the MUR District, three square feet of Gross Floor Area for Residential Use is
16 required for every one gross square foot of permitted Non-Residential Use, ~~subject to Section~~
17 ~~841.~~

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

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

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

2 (i) The project does not contain any Nighttime Eentertainment
3 use.

4 * * * *

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

11 (A) Arts Activities, Community Facility, Private Community Facility, Public
12 Facility, School, Social Service or Philanthropic Facility, and Trade School uses are principally
13 permitted, and Retail Sales and Services uses and Office Uses, as defined in Planning Code
14 Sections ~~890.104 and~~ 890.70, respectively, are permitted only with Conditional Use
15 authorization, pursuant to Planning Code Section 303, provided that:

16 (i) The project does not contain any Adult Business or Nighttime
17 Eentertainment use.

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

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

24 (3) **WMUG District.** This subsection (b)(3) applies only to buildings in the WMUG
25 District that are a designated landmark building per Article 10 of the Planning Code, buildings

1 designated as Category I-IV pursuant to Article 11 of this Code and located within the
2 Extended Preservation District, or a building listed in or determined individually eligible for the
3 National Register of Historic Places or the California Register of Historical Resources by the
4 State Office of Historic Preservation.

5 * * * *

6 (c) **Preservation of Historic Buildings within and UMU Districts.** The following
7 rules are intended to support the economic viability of buildings of historic importance within
8 the UMU District.

9 (1) This subsection applies only to buildings that are a designated landmark
10 building, or a building listed on or determined eligible for the California Register of Historical
11 Resources by the State Office of Historic Preservation.

12 (2) All uses are permitted as of right, provided that:

13 (A) The project does not contain nighttime entertainment.

14 (B) Prior to the issuance of any necessary permits, the Zoning
15 Administrator, with the advice of the Historic Preservation Commission~~Landmarks Preservation~~
16 ~~Advisory Board~~, determines that allowing the use will enhance the feasibility of preserving the
17 building.

18 (C) Residential uses meet the affordability requirements of the
19 Residential Inclusionary Affordable Housing Program set forth in Section 415 *et seq.*

20 (3) The Historic Preservation Commission~~Landmarks Preservation Advisory Board~~
21 shall review the proposed project for compliance with the Secretary of the Interior's
22 Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

23 (d) ~~**Open Air Sales.** Flea markets, farmers markets, crafts fairs and all other open air sales of~~
24 ~~new or used merchandise except vehicles, within South of Market Mixed Use and Eastern~~
25 ~~Neighborhoods Mixed Use Districts, where permitted, shall be subject to the following requirements:~~

1 ~~(1) the sale of goods and the presence of booths or other accessory appurtenances shall be limited to~~
2 ~~weekend and/or holiday daytime hours; (2) sufficient numbers of publicly accessible toilets and trash~~
3 ~~receptacles shall be provided on-site and adequately maintained; and (3) the site and vicinity shall be~~
4 ~~maintained free of trash and debris.~~

5 ~~(e)~~ Legal and Government Office Uses in the Vicinity of the Hall of Justice. Within an
6 approximately 300-foot radius of the 800 Bryant Street entrance to the Hall of Justice, and
7 Assessor's Block 3780, Lots 1 and 2, as shown on Sectional Map 8SU of the Zoning Map, the
8 offices of attorneys, bail and services, government agencies, union halls, and other criminal
9 justice activities and services directly related to the criminal justice functions of the Hall of
10 Justice shall be permitted as a principal use. There shall be a Notice of Special Restriction
11 placed on the property limiting office activities to uses permitted by this subsection.

12 ~~(e)~~ **Vertical Controls for Office Uses.**

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

17 (2) **Applicability.** This subsection 803.9(e) shall apply to all Office Uses in the
18 MUG and UMU Districts and all office uses in buildings in the PDR-1-D and PDR-1-G Districts
19 that are designated as landmarks pursuant to Article 10 of the Planning Code, where
20 permitted.

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

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

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

(B) **Designated Office Story or Stories.** Office Uses are not permitted on the ground floor, except as specified in Sections ~~840.65A~~ for MUG Districts and Section 843.65A for UMU Districts. Office Uses may be permitted on stories above the ground floor if they are designated as office stories. On any designated office story, Office Uses are permitted, subject to any applicable use size limitations. On any story not designated as an office story, Office Uses are not permitted. When an Office Use 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 ~~subsection 803.9(e)(4)(DE)~~ below.

* * * *

~~(f)~~ **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 Retail 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, Gym uses, ~~as defined in Sec 102,~~ are exempt from this requirement. In the CMUO District, Tourist Hotels 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

| <u>Zoning Category</u> | <u>§ References</u> | <u>Residential Enclave District Controls</u> |
|----------------------------------|---------------------|--|
| <u>BUILDING STANDARDS</u> | | |

| | | |
|--|--|--|
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | <u>§§ 102, 105, 106, 250 252, 260, 261, 261.1, 263.21, 270, 270.2, 271</u> | <u>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.</u> |
| <u>Rear Yards</u> | <u>§§ 130, 134, 136</u> | <u>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.</u> |
| <u>Front Setback and Side Yards</u> | <u>§§ 130, 132, 133</u> | <u>Not Required.</u> |
| <u>Street Frontage and Public Realm</u> | | |
| <u>Streetscape and Pedestrian Improvements</u> | <u>§ 138.1</u> | <u>As required in Section 138.1</u> |
| <u>Street Frontage Requirements</u> | <u>§ 145.1</u> | <u>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,</u> |

| | | |
|---|--|---|
| | | <u>transparency and fenestration, and gates, railings, and grillwork.</u> <u>Exceptions permitted for historic buildings.</u> |
| <u>Parking and Loading Access Restrictions</u> | <u>§ 155(r)</u> | <u>As required by § 155(r)</u> |
| <u>Artworks and Recognition of Artists and Architects</u> | <u>§ 429</u> | <u>N/A</u> |
| <u>Miscellaneous</u> | | |
| <u>Large Project Review</u> | <u>§ 329</u> | <u>As required by § 329.</u> |
| <u>Planned Unit Development</u> | <u>§ 304</u> | <u>NP</u> |
| <u>Awnings, Canopy or Marquee</u> | <u>§ 136</u> | <u>NP(6)</u> |
| <u>Signs</u> | <u>§ 607</u> | <u>As permitted by Section § 607</u> |
| <u>General Advertising Signs</u> | <u>§§ 262, 602, 604, 608, 609, 610, 611</u> | <u>NP</u> |
| <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| <u>Development Standards</u> | | |
| <u>Usable Open Space [Per Dwelling Unit]</u> | <u>§§ 135, 136.</u> | <u>80 square feet if private, 54 square feet if publicly accessible.</u> |
| <u>Off-Street Parking Requirements</u> | <u>§§ 150, 151.1, 153 - 156, 166, 167, 204.5</u> | <u>No car parking required. Maximum permitted as set forth in § 151. Bike parking required per § 155.2. If car parking is provided, car share</u> |

| | | |
|--|--------------------------------------|--|
| | | <i>spaces are required when a project has 50 units or more per § 166.</i> |
| <i>Off-Street Freight Loading</i> | <i>§§ 150, 152, 153 - 155, 204.5</i> | <i>None required if Occupied Floor Area is less than 100,000 square feet.</i> |
| <i>Residential Conversion, Demolition, or Merger</i> | <i>§ 317</i> | <i>C for Removal of one or more Residential Units or Unauthorized Units.</i> |
| <u>Use Characteristics</u> | | |
| <i>Intermediate Length Occupancy</i> | <i>§§ 102, 202.10</i> | <i>P(5)</i> |
| <i>Single Room Occupancy</i> | <i>§ 102</i> | <i>NP</i> |
| <i>Student Housing</i> | <i>§ 102</i> | <i>NP</i> |
| <u>Residential Uses</u> | | |
| <i>Dwelling Units</i> | <i>§ 102</i> | <i>P</i> |
| <i>Group Housing</i> | <i>§ 102</i> | <i>NP</i> |
| <i>Homeless Shelters</i> | <i>§ 102</i> | <i>C</i> |
| <i>Dwelling Unit Density</i> | <i>§§ 207, 208</i> | <i>No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.</i> |
| <i>Homeless Shelter Density</i> | <i>§§ 102, 208</i> | <i>Density limits regulated by the Administrative Code.</i> |
| <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |

| <u>Development Standards</u> | | |
|--|---|--|
| <u>Floor Area Ratio</u> | <u>§ 102, 123, 124</u> | <u>FAR based on permitted height. See §124. Childcare Facilities and Residential Care Facilities are exempt from FAR limits.</u> |
| <u>Off-Street Parking Requirements</u> | <u>§§ 150, 151.1, 153 - 156, 166, 204.5</u> | <u>No car parking required. Maximum permitted as set forth in § 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.</u> |
| <u>Off-Street Freight Loading</u> | <u>§§ 150, 152, 153 - 155, 204.5</u> | <u>None required if Occupied Floor Area is less than 10,000 square feet.</u> |
| <u>Use Size Limits</u> | <u>§ 121.6</u> | <u>C required for single retail use over 50,000 gross square feet.</u> |
| <u>Ground Floor Ceiling Height</u> | <u>§ 145.1(c)(4)</u> | <u>Required minimum floor-to-floor height of 14 feet, as measured from grade.</u> |
| <u>Commercial Use Characteristics</u> | | |
| <u>Drive-up Facility</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Formula Retail</u> | <u>§§ 102, 303.1</u> | <u>C</u> |
| <u>Hours of Operation</u> | <u>§ 102</u> | <u>No limit</u> |
| <u>Maritime Use</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Open Air Sales</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Outdoor Activity Area</u> | <u>§ 102</u> | <u>NP</u> |

| | | | |
|----|---|-------------------------|--------------|
| 1 | <u>Walk-up Facility</u> | <u>§ 102</u> | <u>NP</u> |
| 2 | <u>Agricultural Use Category</u> | | |
| 3 | <u>Agricultural Uses*</u> | <u>§§ 102, 202.2(c)</u> | <u>NP</u> |
| 4 | <u>Agriculture,</u> | <u>§§ 102, 202.2(c)</u> | <u>P</u> |
| 5 | <u>Neighborhood</u> | | |
| 6 | <u>Automotive Use Category</u> | | |
| 7 | <u>Automotive Uses</u> | <u>§ 102</u> | <u>NP</u> |
| 8 | <u>Entertainment, Arts and Recreation Use Category</u> | | |
| 9 | <u>Entertainment, Arts and</u> | <u>§ 102, 803.9(b)</u> | <u>NP</u> |
| 10 | <u>Recreation Uses*</u> | | |
| 11 | <u>Arts Activities, except</u> | <u>§§ 102, 803.9(b)</u> | <u>C(1)</u> |
| 12 | <u>Theater</u> | | |
| 13 | <u>Open Recreation Area</u> | <u>§ 102</u> | <u>P</u> |
| 14 | <u>Industrial Use Category</u> | | |
| 15 | <u>Industrial Uses</u> | <u>§ 102</u> | <u>NP</u> |
| 16 | <u>Institutional Use Category</u> | | |
| 17 | <u>Institutional Uses*</u> | <u>§§ 102, 202.2(e)</u> | <u>NP</u> |
| 18 | <u>Child Care Facility</u> | <u>§ 102</u> | <u>P</u> |
| 19 | <u>Community Facility</u> | <u>§ 102, 803.9(b)</u> | <u>NP(1)</u> |
| 20 | <u>Community Facility,</u> | <u>§ 102, 803.9(b)</u> | <u>NP(1)</u> |
| 21 | <u>Private</u> | | |
| 22 | <u>Public Facility</u> | <u>§§ 102, 803.9(b)</u> | <u>C (1)</u> |
| 23 | <u>Residential Care Facility</u> | <u>§ 102</u> | <u>P</u> |
| 24 | <u>School</u> | <u>§§ 102, 803.9(b)</u> | <u>NP(1)</u> |
| 25 | | | |

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|----|---|-----------------------------------|--------------|
| 1 | <i>Social Service and</i> | <u>§§ 102, 202.2(e)(2),</u> | <u>NP(1)</u> |
| 2 | <i>Philanthropic Facility</i> | <u>803.9(b)</u> | |
| 3 | <u>Sales and Service Category</u> | | |
| 4 | <u>Retail Sales and Service</u> | <u>§§ 102, 202.2(a), 803.9(b)</u> | <u>NP(2)</u> |
| 5 | <u>Uses*</u> | | |
| 6 | <i>Service, Personal</i> | <u>§ 102</u> | <u>NP(3)</u> |
| 7 | <i>Trade Shop</i> | <u>§ 102</u> | <u>NP(3)</u> |
| 8 | <u>Non-Retail Sales and</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 9 | <u>Service*</u> | | |
| 10 | <i>Catering</i> | <u>§ 102</u> | <u>NP(3)</u> |
| 11 | <i>Design Professional</i> | <u>§ 102</u> | <u>NP(3)</u> |
| 12 | <i>Office Uses</i> | <u>§ 102,</u> | <u>NP(2)</u> |
| 13 | <i>Trade Office</i> | <u>§ 102</u> | <u>NP(3)</u> |
| 14 | <i>Storage, Wholesale</i> | <u>§ 102</u> | <u>NP(3)</u> |
| 15 | <i>Wholesale Sales</i> | <u>§ 102</u> | <u>NP(3)</u> |
| 16 | <u>Utility and Infrastructure Use Category</u> | | |
| 17 | <i>Utility and Infrastructure</i> | <u>§ 102</u> | <u>NP</u> |
| 18 | <i>uses*</i> | | |
| 19 | <i>Wireless</i> | <u>§ 102</u> | <u>NP(4)</u> |
| 20 | <i>Telecommunications</i> | | |
| 21 | <i>Services Facility</i> | | |

22 ** Not listed below*

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

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

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

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

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

5 (6) Awnings are permitted only for Limited Commercial Uses, as described in Section 186 of this Code.

| <i>No.</i> | <i>Zoning Category</i> | <i>§ References</i> | <i>Residential Enclave Controls</i> |
|----------------------------------|--|-----------------------|---|
| <i>BUILDING STANDARDS</i> | | | |
| 813.01 | <i>Height</i> | <i>See Zoning Map</i> | <i>Generally 40 feet See Sectional Zoning Maps 1, 7 and 8</i> |
| 813.02 | <i>Bulk</i> | § 270 | <i>See Sectional Zoning Maps 1, 7 and 8</i> |
| <i>USE STANDARDS</i> | | | |
| 813.03 | <i>Residential Density</i> | §§ 124(b), 208 | <i>No density limit #</i> |
| 813.04 | <i>Non-Residential Density Limit</i> | §§ 102, 123, 124, 127 | <i>Generally, 1.0 to 1 floor area ratio</i> |
| 813.05 | <i>Usable Open Space for Dwelling Units and Group Housing</i> | §§ 135, 823 | <i>80 sq. ft. per unit</i> |
| 813.06 | <i>Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions</i> | § 135.2 | <i>36 sq. ft. per unit</i> |

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|----|-------------------------------|--|------------------------------|----------------------------------|
| 1 | 813.07 | <i>Usable Open Space for Other Uses</i> | § 135.3 | <i>Varies by use</i> |
| 2 | 813.09 | <i>Outdoor Activity Area</i> | § 890.71 | <i>NP</i> |
| 3 | 813.10 | <i>Walk up Facility</i> | § 890.140 | <i>NP</i> |
| 4 | 813.12 | <i>Residential Conversion</i> | § 317 | <i>NP</i> |
| 5 | | | | |
| 6 | 813.13 | <i>Residential Demolition or Merger</i> | § 317 | <i>C for Removal of one or</i> |
| 7 | | | | <i>more Residential Units or</i> |
| 8 | | | | <i>Unauthorized Units.</i> |
| 9 | <i>USES</i> | | | |
| 10 | <i>Residential Use</i> | | | |
| 11 | 813.14 | <i>Dwelling Units</i> | § 102.7 | <i>P</i> |
| 12 | 813.15 | <i>Group Housing</i> | § 890.88(b) | <i>NP</i> |
| 13 | 813.16 | <i>SRO Units</i> | §§ 823, 890.88(c) | <i>NP</i> |
| 14 | | | | |
| 15 | 813.16A | <i>Student Housing</i> | § 102.36 | <i>NP</i> |
| 16 | 813.16B | <i>Homeless Shelters</i> | §§ 102, 890.88(d) | <i>C</i> |
| 17 | <i>Institutions</i> | | | |
| 18 | 813.17 | <i>Hospital, Medical Centers</i> | § 890.44 | <i>NP</i> |
| 19 | | | | |
| 20 | 813.18 | <i>Residential Care Facility</i> | § 102 | <i>P</i> |
| 21 | 813.19 | <i>Educational Services</i> | § 890.50(c) | <i>NP</i> |
| 22 | 813.20 | <i>Religious Facility</i> | § 890.50(d) | <i>NP</i> |
| 23 | | | | |
| 24 | 813.21 | <i>Assembly and Social Service, except</i> | § 890.50(a) | <i>NP</i> |
| 25 | | <i>Open Recreation or Horticulture</i> | | |

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|----|--|--|--------------------------|----|
| 1 | 813.22 | <i>Child Care Facility</i> | § 102 | P |
| 2 | 813.23 | <i>Medical Cannabis Dispensary</i> | § 890.133 | NP |
| 3 | <i>Vehicle Parking</i> | | | |
| 4 | 813.25 | <i>Automobile Parking Lot, Community Residential</i> | § 890.7 | NP |
| 5 | 813.26 | <i>Automobile Parking Garage, Community Residential</i> | § 890.8 | NP |
| 6 | 813.27 | <i>Automobile Parking Lot, Community Commercial</i> | § 890.9 | NP |
| 7 | 813.28 | <i>Automobile Parking Garage, Community Commercial</i> | § 890.10 | NP |
| 8 | 813.29 | <i>Automobile Parking Lot, Public</i> | § 890.11 | NP |
| 9 | 813.30 | <i>Automobile Parking Garage, Public</i> | § 890.12 | NP |
| 10 | <i>Retail Sales and Service</i> | | | |
| 11 | 813.31 | <i>All Retail Sales and Service except per § 813.32</i> | § 890.104 | NP |
| 12 | 813.32 | <i>Retail Sales and Service Use in a Historic Building</i> | § 803.9(b) | € |
| 13 | <i>Assembly, Recreation, Arts and Entertainment</i> | | | |
| 14 | 813.37 | <i>Nighttime Entertainment</i> | §§ 102.17, 803.5(b), 823 | NP |
| 15 | 813.38 | <i>Meeting Hall, not within § 813.21</i> | § 221(e) | NP |
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|----|----------------------------------|---|---|---------------|
| 1 | 813.39 | Recreation Building, not within § 813.21 | § 221(e) | NP |
| 2 | | | | |
| 3 | 813.40 | Pool Hall, Card Club, not within § 813.21 | §§ 221(f), 803.4 | NP |
| 4 | | | | |
| 5 | 813.41 | Theater, falling within § 221(d), except Movie Theater | §§ 221(d), 890.64 | NP |
| 6 | | | | |
| 7 | Home and Business Service | | | |
| 8 | | | | |
| 9 | 813.42 | Trade Shop | § 890.124 | NP |
| 10 | 813.43 | Catering Services | § 890.25 | NP |
| 11 | 813.45 | Business Goods and Equipment Repair Service | § 890.23 | NP |
| 12 | | | | |
| 13 | 813.46 | Arts Activities, except within a Live/Work Unit | § 102.2 | € |
| 14 | | | | |
| 15 | 813.47 | Business Services | § 890.111 | NP |
| 16 | | | | |
| 17 | Office | | | |
| 18 | 813.48 | Office Uses in Historic Buildings | § 803.9(b) | € |
| 19 | 813.53 | All Other Office Uses | § 890.70 | NP |
| 20 | Live/Work Units | | | |
| 21 | 813.54 | Live/Work Unit where the Work Activity is an Arts Activity | §§ 102.2, 102.13, 209.9(f), (g), 233 | NP |
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|----|-----------------------------------|---|--------------------------------|----|
| 1 | | <i>Live/Work Units in Landmark</i> | | |
| 2 | 813.55 | <i>Buildings or Contributory Buildings in</i> | § 803.9(b) | NP |
| 3 | | <i>Historic Districts</i> | | |
| 4 | 813.56 | <i>All Other Live/Work Units</i> | §§ 102.13, 233 | NP |
| 5 | <i>Automotive Services</i> | | | |
| 6 | 813.57 | <i>Vehicle Storage – Open Lot</i> | § 890.131 | NP |
| 7 | | <i>Vehicle Storage – Enclosed Lot or</i> | | |
| 8 | 813.58 | <i>Structure</i> | § 890.132 | NP |
| 9 | | <i>Motor Vehicle Service Station,</i> | | |
| 10 | 813.59 | <i>Automotive Wash</i> | §§ 890.18, 890.20 | NP |
| 11 | | <i>Motor Vehicle Repair</i> | | |
| 12 | 813.60 | <i>Motor Vehicle Repair</i> | § 890.15 | NP |
| 13 | 813.61 | <i>Motor Vehicle Tow Service</i> | § 890.19 | NP |
| 14 | 813.62 | <i>Non Auto Vehicle Sales or Rental</i> | § 890.69 | NP |
| 15 | 813.63 | <i>Public Transportation Facility</i> | § 890.80 | NP |
| 16 | | | | |
| 17 | <i>Industrial</i> | | | |
| 18 | | <i>Wholesaling, Storage, Distribution and</i> | | |
| 19 | 813.64 | <i>Open Air Handling of Materials and</i> | §§ 225, 890.54 | NP |
| 20 | | <i>Equipment, Manufacturing and</i> | | |
| 21 | | <i>Processing</i> | | |
| 22 | <i>Other Uses</i> | | | |
| 23 | 813.65 | <i>Animal Service</i> | § 224 | NP |
| 24 | 813.66 | <i>Open Air Sales</i> | §§ 803.9(d), 890.38 | NP |
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|---|---------|--|-----------------------|--|
| 1 | 813.67 | Ambulance Service | § 890.2 | NP |
| 2 | 813.68 | Open Recreation | §§ 209.5(a), 209.5(b) | P |
| 3 | 813.69 | Public Use, except Public Transportation Facility | § 890.80 | C |
| 4 | 813.71 | Industrial Agriculture | § 102 | NP |
| 5 | 813.72 | Mortuary Establishment | § 227(e) | NP |
| 6 | 813.73 | General Advertising Sign | § 607.2(b) & (e) | NP |
| 7 | 813.74A | Neighborhood Agriculture | § 102 | P |
| 8 | 813.74B | Large Scale Urban Agriculture | § 102 | NP |
| 9 | 813.99 | Wireless Telecommunications Services Facility | § 102 | NP; P if the facility is a Micro WTS Facility |

SPECIFIC PROVISIONS FOR THE RESIDENTIAL ENCLAVE DISTRICT

| <i>Section</i> | | <i>Zoning Controls</i> |
|----------------|-----------|--|
| | | <i>ACCESSORY DWELLING UNITS</i> |
| § 813 | § | <i>Boundaries:</i> Within the boundaries of the Residential Enclave District. |
| § 813.03 | 207(c)(4) | <i>Controls:</i> 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.

* * * *

Table 837 814

SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE

| <u>Zoning Category</u> | <u>§ References</u> | <u>South Park District Controls</u> |
|--|---|---|
| <u>BUILDING STANDARDS</u> | | |
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | <u>§§ 261, 261.1, 263.21, 270, 270.2, 271</u> | <u>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.</u> |
| <u>Rear Yards</u> | <u>§§ 130, 134, 136</u> | <u>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.</u> |
| <u>Front Setback and Side Yards</u> | <u>§§ 130, 132, 133</u> | <u>Not Required.</u> |
| <u>Street Frontage and Public Realm</u> | | |
| <u>Streetscape and Pedestrian Improvements</u> | <u>§ 138.1</u> | <u>As required by §138.1.</u> |

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|---|---|---|
| <u>Street Frontage Requirements</u> | <u>§ 145.1</u> | <u>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.</u> |
| <u>Parking and Loading Access Restrictions</u> | <u>§ 155(r)</u> | <u>As specified in § 155(r).</u> |
| <u>Artworks and Recognition of Artists and Architects</u> | <u>§ 429.</u> | <u>Not required.</u> |
| <u>Miscellaneous</u> | | |
| <u>Large Project Review</u> | <u>§ 329</u> | <u>As required by § 329.</u> |
| <u>Planned Unit Development</u> | <u>§ 304</u> | <u>NP</u> |
| <u>Awning, Canopy or Marquee</u> | <u>§ 136, 136.1</u> | <u>NP</u> |
| <u>Signs</u> | <u>§ 607.2</u> | <u>As permitted by Section § 607.2</u> |
| <u>General Advertising Signs</u> | <u>§§ 262, 602, 604, 608, 609, 610, 611</u> | <u>NP</u> |
| <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| <u>Development Standards</u> | | |

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|--|--|--|
| <u>Usable Open Space</u> <u>[Per Dwelling Unit or</u> <u>Group Housing Room]</u> | <u>§§ 135, 136</u> | <u>80 square feet if private, 54 square feet if publicly accessible.</u> |
| <u>Off-Street Parking Requirements</u> | <u>§§ 150, 151.1, 153 - 156, 166, 167, 204.5</u> | <u>No car parking required. Maximum permitted as set forth in § 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.</u> |
| <u>Off-Street Freight Loading</u> | <u>§§ 150, 152, 153-155, 204.5</u> | <u>None required if Occupied Floor Area is less than 100,000 square feet.</u> |
| <u>Required Dwelling Unit Mix</u> | <u>§ 207.6</u> | <u>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.</u> |

| | | | |
|----|--|------------------------|---|
| 1 | <u>Residential Conversion,</u> | | <u>C for Removal of one or more</u> |
| 2 | <u>Demolition, or Merger</u> | <u>§ 317</u> | <u>Residential Units or Unauthorized</u> |
| 3 | | | <u>Units.</u> |
| 4 | <u>Use Characteristics</u> | | |
| 5 | <u>Intermediate Length</u> | <u>§§ 102, 202.10</u> | <u>P(4)</u> |
| 6 | <u>Occupancy</u> | | |
| 7 | <u>Single Room Occupancy</u> | <u>§ 102</u> | <u>P</u> |
| 8 | <u>Student Housing</u> | <u>§ 102</u> | <u>C</u> |
| 9 | <u>Residential Uses</u> | | |
| 10 | <u>Dwelling Units</u> | <u>§ 102</u> | <u>P</u> |
| 11 | <u>Group Housing</u> | <u>§ 102</u> | <u>C</u> |
| 12 | <u>Homeless Shelters</u> | <u>§ 102</u> | <u>C</u> |
| 13 | <u>Dwelling Unit and Group</u> | <u>§ 207</u> | <u>No density limit. Density is</u> |
| 14 | <u>Housing Density</u> | | <u>regulated by the permitted height</u> |
| 15 | | | <u>and bulk, and required setbacks,</u> |
| 16 | | | <u>exposure, and open space of each</u> |
| 17 | | | <u>development lot.</u> |
| 18 | <u>Homeless Shelter Density</u> | <u>§§ 102, 208</u> | <u>Density limits regulated by the</u> |
| 19 | | | <u>Administrative Code.</u> |
| 20 | <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
| 21 | <u>Development Standards</u> | | |
| 22 | <u>Floor Area Ratio</u> | <u>§ 102, 123, 124</u> | <u>FAR based on permitted height. See</u> |
| 23 | | | <u>Section 124. <u>Childcare Facilities</u></u> |
| 24 | | | <u>and Residential Care Facilities</u> |
| 25 | | | <u>are exempt from FAR limits.</u> |

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| <u>Off-Street Parking Requirements</u> | <u>§§ 150-151.1, 153 - 156, 166, 204.5</u> | <u>No car parking required. Maximum permitted as set forth in § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 25 units or more per § 166.</u> |
| <u>Off-Street Freight Loading</u> | <u>§§ 150, 152.1, 153 - 155, 204.5</u> | <u>None required if Occupied Floor Area is less than 10,000 square feet.</u> |
| <u>Ground Floor Ceiling Height</u> | <u>§ 145.1(c)(4)</u> | <u>Required minimum floor-to-floor height of 14 feet, as measured from grade.</u> |
| <u>Commercial Use Characteristics</u> | | |
| <u>Drive-up Facility</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Formula Retail</u> | <u>§§ 102, 303.1</u> | <u>P</u> |
| <u>Hours of Operation</u> | <u>§ 102</u> | <u>No limit</u> |
| <u>Maritime Use</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Open Air Sales</u> | <u>§ 102</u> | <u>P</u> |
| <u>Outdoor Activity Area</u> | <u>§ 102</u> | <u>P</u> |
| <u>Walk-up Facility</u> | <u>§ 102</u> | <u>P(6)</u> |
| <u>Agricultural Use Category</u> | | |
| <u>Agricultural Uses*</u> | <u>§§ 102, 202.2(c)</u> | <u>P</u> |
| <u>Agriculture, Industrial</u> | <u>§§ 102, 202.2(c)</u> | <u>NP</u> |
| <u>Automotive Use Category</u> | | |
| <u>Automotive Uses</u> | <u>§ 102</u> | <u>NP</u> |

| | | |
|---|--------------------------------------|--------------|
| <u>Entertainment, Arts and Recreation Use Category</u> | | |
| <u>Entertainment, Arts and Recreation Uses*</u> | <u>§ 102, 803.9(b)</u> | <u>NP(1)</u> |
| <u>Arts Activities, except Theater</u> | <u>§ 102</u> | <u>P</u> |
| <u>Entertainment, General</u> | <u>§ 102</u> | <u>C</u> |
| <u>Open Recreation Area</u> | <u>§ 102</u> | <u>P</u> |
| <u>Industrial Use Category</u> | | |
| <u>Industrial Uses*</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Light Manufacturing</u> | <u>§ 102</u> | <u>P</u> |
| <u>Institutional Use Category</u> | | |
| <u>Institutional Uses*</u> | <u>§§ 102, 202.2(e), 803.9(b)</u> | <u>NP(1)</u> |
| <u>Child Care Facility</u> | <u>§ 102</u> | <u>P</u> |
| <u>Community Facility</u> | <u>§ 102</u> | <u>C(1)</u> |
| <u>Community Facility, Private</u> | <u>§ 102, 803.9(b)</u> | <u>C(1)</u> |
| <u>Medical Cannabis Dispensary</u> | <u>§ 102, 202.2(e)</u> | <u>P</u> |
| <u>Public Facility</u> | <u>§§ 102, 803.9(b)</u> | <u>P</u> |
| <u>Residential Care Facility</u> | <u>§ 102</u> | <u>P</u> |
| <u>Religious Facility</u> | <u>§§ 102, 803.9(b)</u> | <u>C(1)</u> |
| <u>Social Service and Philanthropic Facility</u> | <u>§§ 102, 202.2(e)(2), 803.9(b)</u> | <u>P</u> |
| <u>Sales and Service Category</u> | | |

| | | | |
|----|---|----------------------------------|----------------|
| 1 | <u>Retail Sales and Service</u> | <u>§102</u> | <u>P(5)(6)</u> |
| 2 | <u>Uses*</u> | | |
| 3 | <u>Adult Sex Venue</u> | <u>§102</u> | <u>NP</u> |
| 4 | <u>Bar</u> | <u>§ 102, 202.2(a), 803.9(b)</u> | <u>C(1)(5)</u> |
| 5 | <u>Cannabis Retail</u> | <u>§ 102, 202.2(a), 803.9(b)</u> | <u>C(1)(5)</u> |
| 6 | <u>Kennel</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 7 | <u>Liquor Store</u> | <u>§ 102, 202.2(a)</u> | <u>C(1)(5)</u> |
| 8 | <u>Mortuary</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 9 | <u>Self Storage</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 10 | <u>Service, Fringe Financial</u> | <u>§ 102</u> | <u>NP(2)</u> |
| 11 | <u>Non-Retail Sales and</u> | <u>§ 102</u> | <u>P</u> |
| 12 | <u>Service*</u> | | |
| 13 | <u>Laboratory</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 14 | <u>Storage, Wholesale</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 15 | <u>Utility and Infrastructure Use Category</u> | | |
| 16 | <u>Utility and Infrastructure</u> | <u>§ 102</u> | <u>NP</u> |
| 17 | <u>uses*</u> | | |
| 18 | <u>Wireless</u> | <u>§ 102</u> | <u>C(3)</u> |
| 19 | <u>Telecommunications</u> | | |
| 20 | <u>Services Facility</u> | | |

21 * Not listed below

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

23 (2) **Fringe Financial Services SUD.** Fringe Financial Services are NP within the District and within 1/4
24 mile of the District as set forth in Section 249.35.

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

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

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

5 (6) ATMs are NP

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| 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 |

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| 814.08 | <i>Setbacks</i> | §§ 136, 136.2, 144, 145.1 | <i>Generally required</i> |
| 814.09 | <i>Outdoor Activity Area</i> | § 890.71 | <i>P</i> |
| 814.10 | <i>Off Street Parking, Residential</i> | §151.1 | <i>None required. Limits set forth in Section 151</i> |
| 814.11 | <i>Off Street Parking, Non Residential</i> | §§ 150, 151.1,, 153-156, 166, 204.5, 303 | <i>None required. Limits set forth in Section 151.</i> |
| 814.12 | <i>Residential Conversion or Merger</i> | § 317 | <i>C for Removal of one or more Residential Units or Unauthorized Units.</i> |
| 814.13 | <i>Residential Demolition</i> | § 317 | <i>C for Removal of one or more Residential Units or Unauthorized Units.</i> |
| <i>Residential Use</i> | | | |
| 814.14 | <i>Dwelling Units</i> | § 102.7 | <i>P</i> |
| 814.15 | <i>Group Housing</i> | § 890.88(b) | <i>€</i> |
| 814.16 | <i>SRO Units</i> | § 890.88(c) | <i>P</i> |
| 814.16A | <i>Student Housing</i> | § 102.36 | <i>C #</i> |
| 814.16B | <i>Homeless Shelters</i> | §§ 102, 890.88(d) | <i>€</i> |
| <i>Institutions</i> | | | |

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|----|---|---|--|----------------|
| 1 | 814.17 | Hospital, Medical Centers | § 890.44 | NP |
| 2 | 814.18 | Residential Care | § 890.50(e) | C |
| 3 | 814.19 | Educational Services | § 890.50(e) | NP |
| 4 | 814.20 | Religious Facility | § 890.50(d) | C |
| 5 | 814.21 | Assembly and Social Service, except Open Recreation and Horticulture | § 890.50(a) | C |
| 6 | 814.22 | Child Care Facility | § 102 | P |
| 7 | 814.23 | Medical Cannabis Dispensary | §§ 102, 202.2(e), 890.133 | P # |
| 8 | <i>Vehicle Parking</i> | | | |
| 9 | 814.25 | Automobile Parking Lot, Community Residential | § 890.7 | NP |
| 10 | 814.26 | Automobile Parking Garage, Community Residential | § 890.8 | NP |
| 11 | 814.27 | Automobile Parking Lot, Community Commercial | § 890.9 | NP |
| 12 | 814.28 | Automobile Parking Garage, Community Commercial | § 890.10 | NP |
| 13 | 814.29 | Automobile Parking Lot, Public | § 890.11 | NP |
| 14 | 814.30 | Automobile Parking Garage, Public | § 890.12 | NP |
| 15 | <i>Retail Sales and Services</i> | | | |

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| 1 | | | | |
| 2 | 814.31 | All Retail Sales and Services, Except for | §§ 102, | |
| 3 | | Bars, Liquor Stores and Cannabis Retail | 890.104, | P up to 5,000 sf per lot |
| 4 | | | 890.116 | |
| 5 | 814.32 | Bar | § 790.22 | C up to 5,000 sf per lot |
| 6 | 814.33 | Liquor Store | § 790.55 | C up to 5,000 sf per lot |
| 7 | 814.34 | Cannabis Retail | §§ 202.2(a), | C up to 5,000 sf per lot |
| 8 | | | 890.125 | |
| 9 | Assembly, Recreation, Arts and Entertainment | | | |
| 10 | 814.37 | Nighttime Entertainment | § 102.17, | NP |
| 11 | | | 803.5(b) | |
| 12 | 814.38 | Meeting Hall, not falling within | § 221(e) | C |
| 13 | | Category 814.21 | | |
| 14 | 814.39 | Recreation Building, not falling within | § 221(e) | C |
| 15 | | Category 814.21 | | |
| 16 | 814.40 | Pool Hall, Card Club, not falling within | § 221(f) | NP |
| 17 | | Category 890.50(a) | | |
| 18 | Home and Business Service | | | |
| 19 | 814.42 | Trade Shop | § 890.124 | P |
| 20 | 814.43 | Catering Services | § 890.25 | P |
| 21 | 814.45 | Business Goods and Equipment Repair | § 890.23 | P |
| 22 | | Service | | |
| 23 | 814.46 | Arts Activities, other than Theaters | § 102.2 | P |
| 24 | | | | |
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| 1 | 814.47 | <i>Business Services</i> | § 890.111 | P |
| 2 | Office | | | |
| 3 | 814.49 | <i>Offices in historic buildings</i> | § 803.9(b) | P |
| 4 | 814.50 | <i>All Other Office Uses</i> | §§ 890.70, 890.118 | P |
| 5 | Live/Work Units | | | |
| 6 | 814.55 | <i>All types of Live/Work Units</i> | §§ 102.2, 102.13, 209.9(f), (g) | NP |
| 7 | Automotive | | | |
| 8 | 814.57 | <i>Vehicle Storage—Open Lot</i> | § 890.131 | NP |
| 9 | 814.58 | <i>Vehicle Storage—Enclosed Lot or Structure</i> | § 890.132 | NP |
| 10 | 814.59 | <i>Motor Vehicle Service Station, Automotive Washing</i> | §§ 890.18, 890.20 | NP |
| 11 | 814.60 | <i>Motor Vehicle Repair</i> | § 890.15 | NP |
| 12 | 814.61 | <i>Motor Vehicle Tow Service</i> | § 890.19 | NP |
| 13 | 814.62 | <i>Non-Auto Vehicle Sales or Rental</i> | § 890.69 | P |
| 14 | 814.63 | <i>Public Transportation Facilities</i> | § 890.80 | NP |
| 15 | Industrial | | | |
| 16 | 814.64 | <i>Wholesale Sales</i> | § 890.54(b) | P |
| 17 | 814.65 | <i>Light Manufacturing</i> | § 890.54(a) | P |

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|----|-------------------|--|-----------------------------|---------------|
| 1 | 814.66 | All Other Wholesaling, Storage, | §§ 225, 226 | NP |
| 2 | | Distribution and Open Air Handling of | | |
| 3 | | Materials and Equipment, and | | |
| 4 | | Manufacturing and Processing Uses | | |
| 5 | 814.67 | Storage | § 890.54(e) | NP |
| 6 | 814.67(a) | Laboratory | § 890.52 | NP |
| 7 | Other Uses | | | |
| 8 | | | | |
| 9 | 814.68 | Animal Services | § 224 | NP |
| 10 | 814.69 | Open Air Sales | §§ 803.9(e), 890.38 | P |
| 11 | | | | |
| 12 | 814.70 | Ambulance Service | § 890.2 | NP |
| 13 | | | | |
| 14 | 814.71 | Open Recreation | §§ 209.5(a), 209.5(b) | P |
| 15 | | | | |
| 16 | 814.72 | Public Use, except Public Transportation Facility | § 890.80 | C |
| 17 | | | | |
| 18 | 814.74A | Industrial Agriculture | § 102 | NP |
| 19 | 814.74B | Neighborhood Agriculture | § 102 | P |
| 20 | 814.74C | Large Scale Urban Agriculture | § 102 | C |
| 21 | 814.75 | Mortuary Establishment | § 227(e) | NP |
| 22 | | | | |
| 23 | 814.76 | General Advertising Sign | § 607.2(b) & (e) and 611 | NP |
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| 1 2 | 814.78 | Walk Up Facility, except Automated Bank Teller Machine | § 890.140 | P |
| 3 | 814.79 | Automated Bank Teller Machine | § 803.9(d) | NP |
| 4 | 814.80 | Integrated PDR | § 890.49 | P in applicable buildings |
| 5 6 7 | 814.99 | Wireless Telecommunications Services Facility | § 102 | C; P if the facility is a Micro WTS Facility |

SPECIFIC PROVISIONS FOR SPD DISTRICTS

| 10 11 12 | <i>Article Code Section</i> | <i>Other Code Section</i> | <i>Zoning Controls</i> |
|----------------------------------|-----------------------------------|---------------------------|--|
| 13 14 15 16 17 18 | § 814 § 814.03 | § 207(e)(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(e)(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. |
| 19 20 21 22 | § 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. |
| 23 24 25 | § 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 |

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| | | <p><i>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.</i></p> |
| <p>§ 814.33</p> | <p>§ 249.35 § 890.113</p> | <p><i>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).</i></p> |

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

In ~~t~~The South of Market ~~Special~~ Hall of Justice Legal Services Special Use District, as shown on Sectional Map 08SU 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.

* * * *

1 (4) **Nonconforming Uses.** A legal nonconforming Nighttime Entertainment
2 use located in a building that is demolished may be re-established within a newly constructed
3 replacement building on the same lot with a Conditional Use authorization pursuant to
4 Section 303 of this Code, and pursuant to the following criteria:

5 (A) The Gross Floor Area of the re-established nonconforming
6 Nighttime Entertainment use may be increased up to 25% more than the area it occupied in
7 the building proposed for demolition;

8 (B) If the nonconforming Nighttime Entertainment use is not re-
9 established in the new building within three years of vacating the building proposed for
10 demolition it shall be considered abandoned pursuant to Planning Code Section 183.

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

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

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

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

20 (A) For the purposes of this Section 249.39, a Recreational Facility shall be
21 defined as a publicly- or privately-owned facility of at least 10,000 gross square feet that offers free or
22 fee-based membership to the general public and is used for recreational activities such as ice skating,
23 bowling, swimming, soccer, tennis, racquetball, basketball, softball, baseball, and similar activities.
24 The facility may also include play areas for children and accessory accommodations such as locker
25 rooms and activity rooms.

1 (AB) Demolition of an existing recreation facility shall require conditional
2 use authorization from the Planning Commission, pursuant to Section 303 of this Code. In
3 granting such conditional use authorization, the Planning Commission must also find the
4 following:

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

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

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

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

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

17 ~~(A) **Nighttime Entertainment.** No portion of a non-accessory Nighttime~~
18 ~~Entertainment use, as defined in Section 102 of this Code, shall be permitted within 200 linear feet of~~
19 ~~any property within a RED or RED-MX District. This buffer shall not apply to (i) any Nighttime~~
20 ~~Entertainment use within the WMUO District where a Nighttime Entertainment use that was~~
21 ~~established with a building permit application or a permit from the Entertainment Commission or San~~
22 ~~Francisco Police Department was in operation within five years prior to submission of a building~~
23 ~~permit application to re-establish a Nighttime Entertainment use, or (ii) a Nighttime Entertainment Use~~
24 ~~established within the Regional Commercial District Pursuant to Section 703.9(b) of this Code~~

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

5 (7) **Buffers from Nighttime Entertainment and Animal Services.** Additional
6 requirements applicable to Nighttime Entertainment uses and Kennels, as defined in Section
7 102, are as follows:

8 (A) **Nighttime Entertainment.** No portion of a non-accessory Nighttime
9 Entertainment use, as defined in Section 102 of this Code, shall be permitted within 200 linear
10 feet of any property within a RED or RED-MX District. This buffer shall not apply to (i) any
11 Nighttime Entertainment use within the WMUO District where a Nighttime Entertainment use
12 that was established with a building permit application or a permit from the Entertainment
13 Commission or Police Department was in operation within five years prior to submission of a
14 building permit application to re-establish a Nighttime Entertainment use, or (ii) a Nighttime
15 Entertainment Use established within the Regional Commercial District Pursuant to Section
16 703.9(b) of this Code, or (iii) properties fronting Folsom Street between 7th Street and Division
17 Street and properties fronting 11th Street between Howard Street and Division Street.

18 * * * *

19 ~~(810)~~ **Formula Retail Uses.** In addition to existing findings required in Planning
20 Code Section 303.1 for ~~F~~formula ~~R~~retail uses requiring ~~C~~conditional ~~U~~use authorization in the
21 Western SoMa Special Use District, the Planning Commission shall consider the following
22 criteria.

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24 ~~(911)~~ **Major Developments Requesting Height Bonuses.**

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SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).

* * * *

Table 827

**RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL
TABLE**

| No. | Zoning Category | § References | Rincon Hill Downtown Residential Mixed Use District Zoning Controls |
|---|----------------------------|---------------------|--|
| * * * * | * * * * | * * * * | * * * * |
| Non-Residential Standards and Uses | | | |
| * * * * | * * * * | * * * * | * * * * |
| .33 | Nighttime Entertainment | §§ 102.17, 803.5(g) | <u>CPC</u> |

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SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).

* * * *

Table 829

**SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT ZONING CONTROL
TABLE**

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| No. | Zoning Category | § References | South Beach Downtown Residential Mixed Use District Zoning Controls |
|---|-------------------------|---------------------|---|
| * * * * | * * * * | * * * * | * * * * |
| Non-Residential Standards and Uses | | | |
| * * * * | * * * * | * * * * | * * * * |
| .33 | Nighttime Entertainment | §§ 102.17, 803.5(b) | <u>CPC</u> |

* * * *

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.

1 *Nighttime entertainment, movie theaters, Adult Business entertainment and heavy*
 2 manufacturing uses are not permitted. Office is restricted to the upper floors of multiple story
 3 buildings.

4
 5 **Table 831 840**

6 **MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE**

7

| <u>Zoning Category</u> | <u>§ References</u> | <u>Mixed Use-General District Controls</u> |
|-------------------------------------|--|--|
| <u>BUILDING STANDARDS</u> | | |
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | <u>§§249.78, 261.1, 263.21, 270, 270.1, 270.2, 271</u> | <u>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.(4)</u> |
| <u>Rear Yards</u> | <u>§§ 130, 134, 136, 249.78</u> | <u>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.(4)</u> |
| <u>Front Setback and Side Yards</u> | <u>§§ 130, 132, 133, 249.78</u> | <u>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise front setbacks are not required.(4)</u> |

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| 1 | <u>Setbacks, street wall</u> | | <u>Applicable to lots in the Central SoMa</u> |
| 2 | <u>articulation, and tower</u> | <u>§§ 132.4, 249.78</u> | <u>SUD.</u> |
| 3 | <u>separation</u> | | |
| 4 | <u>Street Frontage and Public Realm</u> | | |
| 5 | <u>Streetscape and</u> | <u>§ 138.1</u> | <u>Required as set forth in Section 138.1</u> |
| 6 | <u>Pedestrian Improvements</u> | | |
| 7 | | | <u>Required as set forth in Sections 145.1 or</u> |
| 8 | | | <u>249.78; controls apply to above-grade</u> |
| 9 | | | <u>parking setbacks, parking and loading</u> |
| 10 | <u>Street Frontage</u> | <u>§§ 145.1, 249.78</u> | <u>entrances, active uses, street-facing ground-</u> |
| 11 | <u>Requirements</u> | | <u>level spaces, ground-floor ceiling heights,</u> |
| 12 | | | <u>transparency and fenestration, and gates,</u> |
| 13 | | | <u>railings, and grillwork.(4)</u> |
| 14 | <u>Active street-facing</u> | <u>§ 145.4</u> | <u>Brannan Street between 3rd and 4th Streets.</u> |
| 15 | <u>ground-floor uses</u> | | |
| 16 | <u>Parking and Loading</u> | <u>§ 155(r)</u> | <u>Brannan Street between 2nd Street and 6th</u> |
| 17 | <u>Access Restrictions</u> | | <u>Streets, and as specified in § 155(r).</u> |
| 18 | <u>Driveway Loading and</u> | <u>§§ 155(u), 249.78</u> | <u>Applicable to lots in the Central SoMa</u> |
| 19 | <u>Operations Plan</u> | | <u>SUD.</u> |
| 20 | <u>Privately-Owned Public</u> | <u>§§ 138, 249.78, 426</u> | <u>Applicable to lots in the Central SoMa</u> |
| 21 | <u>Open Space (POPOS)</u> | | <u>SUD.</u> |
| 22 | <u>Usable Open Space for</u> | <u>§ 135.3, 426</u> | <u>Required; amount varies based on use; may</u> |
| 23 | <u>Non-Residential Uses</u> | | <u>also pay in-lieu fee.</u> |

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| 1 | <u>Artworks and Recognition</u> | | <u>Required for new buildings and building</u> |
| 2 | <u>of Artists and Architects</u> | <u>§ 429 et seq.</u> | <u>additions of 25,000 square feet or more, as</u> |
| 3 | | | <u>set forth in Section 429.</u> |
| 4 | <u>Miscellaneous</u> | | |
| 5 | | <u>General Plan Commerce</u> | |
| 6 | <u>Design Guidelines</u> | <u>and Industry Element;</u> | <u>Subject to the Urban Design Guidelines.</u> |
| 7 | | <u>Central SoMa Plan</u> | |
| 8 | <u>Large Project Review</u> | <u>§ 329</u> | <u>As required by § 329.</u> |
| 9 | <u>Planned Unit</u> | | |
| 10 | <u>Development</u> | <u>§ 304</u> | <u>NP</u> |
| 11 | <u>Awning or Canopy</u> | <u>§ 136, 136.1</u> | <u>P</u> |
| 12 | <u>Marquee</u> | <u>§ 136, 136.1</u> | <u>NP</u> |
| 13 | <u>Signs</u> | <u>§ 607.2</u> | <u>As permitted by Section § 607.2.</u> |
| 14 | <u>General Advertising</u> | <u>§§ 262, 602, 604, 608, 609,</u> | |
| 15 | <u>Signs</u> | <u>610, 611</u> | <u>NP</u> |
| 16 | <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| 17 | <u>Development Standards</u> | | |
| 18 | <u>Usable Open Space</u> | | |
| 19 | <u>[Per Dwelling Unit or</u> | <u>§§ 135, 136, 249.78</u> | <u>80 square feet if private, 54 square feet if</u> |
| 20 | <u>Group Housing Room]</u> | | <u>publicly accessible.(4)</u> |
| 21 | | | |
| 22 | <u>Off-Street Parking</u> | <u>§§ 150, 151.1, 153 - 156,</u> | <u>No car parking required. Maximum</u> |
| 23 | <u>Requirements</u> | <u>166, 167, 204.5</u> | <u>permitted per § 151. Bike parking required</u> |
| 24 | | | <u>per § 155.2. If car parking is provided, car</u> |
| 25 | | | <u>share spaces are required when a project</u> |
| | | | <u>has 50 units or more per § 166.</u> |

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| 1 | <u>Off-Street Freight</u> | <u>§§ 150, 152, 152.3, 153 -</u> | <u>None required if Occupied Floor Area is</u> |
| 2 | <u>Loading</u> | <u>155, 204.5</u> | <u>less than 100,000 square feet. Exceptions</u> |
| 3 | | | <u>permitted by § 152.3.</u> |
| 4 | <u>Dwelling Unit Mix</u> | <u>§ 207.6</u> | <u>At least 40% of all dwelling units must</u> |
| 5 | | | <u>contain two or more bedrooms or 30% of</u> |
| 6 | | | <u>all dwelling units must contain three or</u> |
| 7 | | | <u>more bedrooms.</u> |
| 8 | <u>Residential Conversion,</u> | <u>§ 317</u> | <u>C for Removal of one or more Residential</u> |
| 9 | <u>Demolition, or Merger</u> | | <u>Units or Unauthorized Units.</u> |
| 10 | <u>Use Characteristics</u> | | |
| 11 | <u>Intermediate Length</u> | <u>§§ 102, 202.10</u> | <u>P(2)</u> |
| 12 | <u>Occupancy</u> | | |
| 13 | <u>Single Room Occupancy</u> | <u>§ 102</u> | <u>P if located outside the Central SoMa SUD.</u> |
| 14 | | | <u>(4)</u> |
| 15 | <u>Student Housing</u> | <u>§§ 102, 249.78(c)(7)</u> | <u>P(4)</u> |
| 16 | <u>Residential Uses</u> | | |
| 17 | <u>Dwelling Units</u> | <u>§ 102</u> | <u>P</u> |
| 18 | <u>Group Housing</u> | <u>§§ 102, 249.78(c)(8)</u> | <u>P(4)</u> |
| 19 | <u>Homeless Shelters</u> | <u>§§102, 208</u> | <u>P</u> |
| 20 | <u>Dwelling Unit and Group</u> | <u>§§ 207, 208</u> | <u>No density limit. Density is regulated by the</u> |
| 21 | <u>Housing Density</u> | | <u>permitted height and bulk, and required</u> |
| 22 | | | <u>setbacks, exposure, and open space of each</u> |
| 23 | | | <u>development lot.</u> |
| 24 | <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
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| <u>Development Standards</u> | | |
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| <u>Floor Area Ratio</u> | <u>§§ 123, 124</u> | <u>FAR based on permitted height. See §124 for more information.(4)</u> |
| <u>Off-Street Parking Requirements</u> | <u>§§ 150-151.1, 153 - 156, 166, 204.5</u> | <u>No car parking required. Maximum permitted as set forth in § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 25 units or more per § 166.</u> |
| <u>Off-Street Freight Loading</u> | <u>§§ 150, 152, 153 - 155, 204.5</u> | <u>None required if Occupied Floor Area is less than 10,000 square feet.</u> |
| <u>Use Size Limits</u> | <u>§ 121.6</u> | <u>C required for single retail use over 50,000 gross square feet. Single Retail Uses in excess of 120,000 gross square are NP.</u> |
| <u>Retail Size Controls</u> | | <u>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.</u> |
| <u>Ground Floor Ceiling Height</u> | <u>§ 145.1(c)(4)</u> | <u>Required minimum floor-to-floor height of 14 feet, as measured from grade.</u> |
| <u>Commercial Use Characteristics</u> | | |
| <u>Drive-up Facility</u> | <u>§ 102</u> | <u>NP</u> |

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| 1 | <u>Formula Retail</u> | <u>§§ 102, 249.78, 303.1</u> | <u>C(4)</u> |
| 2 | <u>Hours of Operation</u> | <u>§ 102</u> | <u>No limit</u> |
| 3 | <u>Maritime Use</u> | <u>§ 102</u> | <u>NP</u> |
| 4 | <u>Open Air Sales</u> | <u>§ 102</u> | <u>P</u> |
| 5 | <u>Outdoor Activity Area</u> | <u>§ 102</u> | <u>P</u> |
| 6 | <u>Walk-up Facility</u> | <u>§ 102</u> | <u>P</u> |
| 7 | <u>Agricultural Use Category</u> | | |
| 8 | <u>Agricultural Uses</u> | <u>§§ 102, 202.2(c)</u> | <u>P</u> |
| 9 | <u>Automotive Use Category</u> | | |
| 10 | <u>Automotive Uses*</u> | <u>§ 102</u> | <u>P</u> |
| 11 | <u>Ambulance Service</u> | <u>§ 102</u> | <u>C(5)</u> |
| 12 | <u>Automobile Sale or</u> | <u>§ 102</u> | <u>P if in an enclosed building; otherwise, NP.</u> |
| 13 | <u>Rental</u> | | |
| 14 | <u>Private Parking Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 15 | <u>Private Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 16 | <u>Public Parking Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 17 | <u>Public Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 18 | <u>Service, Motor Vehicle</u> | <u>§ 102</u> | <u>C(1)</u> |
| 19 | <u>Tow</u> | | |
| 20 | <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 21 | <u>Vehicle Storage Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 22 | <u>Entertainment, Arts and Recreation Use Category</u> | | |
| 23 | <u>Entertainment, Arts and</u> | <u>§ 102, 181(f), 803.9(b)</u> | <u>NP(1)(4)</u> |
| 24 | <u>Recreation Uses*</u> | | |
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| 1 | <u>Arts Activities</u> | <u>§ 102</u> | <u>P</u> |
| 2 | <u>Entertainment, General</u> | <u>§ 102</u> | <u>NP(8)</u> |
| 3 | <u>Movie Theater</u> | <u>§ 102</u> | <u>P up to three screens.</u> |
| 4 | <u>Open Recreation Area</u> | <u>§ 102</u> | <u>P</u> |
| 5 | <u>Industrial Use Category</u> | | |
| 6 | <u>Industrial Uses*</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 7 | <u>Light Manufacturing</u> | <u>§ 102</u> | <u>P</u> |
| 8 | <u>Institutional Use Category</u> | | |
| 9 | <u>Institutional Uses*</u> | <u>§§ 102, 202.2(e), 803.9(b)</u> | <u>P</u> |
| 10 | <u>Hospital</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 11 | <u>Medical Cannabis</u> | <u>§§ 102, 202.2(e)</u> | <u>P(4)</u> |
| 12 | <u>Dispensary</u> | | |
| 13 | <u>Post-Secondary</u> | <u>§ 102</u> | <u>C(1)</u> |
| 14 | <u>Educational Institution</u> | | |
| 15 | <u>Sales and Service Category</u> | | |
| 16 | <u>Retail Sales and Service</u> | <u>§§ 102</u> | <u>P(5)</u> |
| 17 | <u>Uses*</u> | | |
| 18 | <u>Adult Business</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 19 | <u>Adult Sex Venue</u> | <u>§§ 102, 249.78</u> | <u>P(5)(7)</u> |
| 20 | <u>Bar</u> | <u>§ 102, 202.2(a), 803.9(b)</u> | <u>C(1)(5)</u> |
| 21 | <u>Cannabis Retail</u> | <u>§ 102, 202.2(a), 803.9(b)</u> | <u>C(1)(5)</u> |
| 22 | <u>Hotel</u> | <u>§ 102</u> | <u>C(1)</u> |
| 23 | <u>Kennel</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 24 | <u>Liquor Store</u> | <u>§ 102, 202.2(a)</u> | <u>C(1)(5)</u> |
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| 1 | <u>Massage Establishment</u> | <u>§ 102</u> | <u>P on 1st floor, C on 2nd floor, and NP on</u> |
| 2 | | | <u>3rd floor and above (6)</u> |
| 3 | <u>Mortuary</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 4 | <u>Self Storage</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 5 | <u>Non-Retail Sales and</u> | | |
| 6 | <u>Service*</u> | <u>§ 102</u> | <u>P</u> |
| 7 | <u>Life Science</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 8 | <u>Utility and Infrastructure Use Category</u> | | |
| 9 | <u>Utility and Infrastructure</u> | | |
| 10 | <u>uses*</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 11 | <u>Public Transportation</u> | | |
| 12 | <u>Facility</u> | <u>§ 102</u> | <u>P</u> |
| 13 | <u>Wireless</u> | | |
| 14 | <u>Telecommunications</u> | <u>§ 102</u> | <u>C(3)</u> |
| 15 | <u>Services Facility</u> | | |

16 * Not listed below

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

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

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

21 (4) Within the Central SOMA SUD, see Planning Code Section 249.78 for specific controls-.

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

24 (6) P on all floors if accessory to a Hotel, Personal Service, or Health Service Use.

25 (7) NP outside the Central SoMa SUD and the Eastern SoMa Plan Area.

1 (8) C for Pool Halls.

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| <i>No.</i> | <i>Zoning Category</i> | <i>§ References</i> | <i>Mixed Use-General District Controls</i> |
|---|--|---|---|
| <i>Building and Siting Standards</i> | | | |
| 840.01 | <i>Height Limit</i> | <i>See Zoning Map, §§ 249.78, 260-261.1, 263.20</i> | <i>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</i> |
| 840.02 | <i>Bulk Limit</i> | <i>See Zoning Map. §§ 270, 270.1, 270.2</i> | <i>As shown on Sectional Maps 1 and 8 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2</i> |
| 840.03 | <i>Non-residential density limit</i> | <i>§§ 102.9, 123, 124, 127, 128.1, 249.78</i> | <i>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</i> |
| 840.04 | <i>Setbacks</i> | <i>§§ 132.4, 134, 136, 136.2, 144, 145.1</i> | <i>Generally required</i> |
| 840.05 | <i>Awnings and Canopies</i> | <i>§§ 136, 136.1</i> | <i>P</i> |

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| 1 | 840.06 | <i>Parking and Loading Access: Prohibition</i> | <i>§ 155(r)</i> | <i>None</i> |
| 2 | | | | |
| 3 | 840.07 | <i>Parking and Loading Access: Siting and Dimensions</i> | <i>§§ 145.1, 151.1, 152.1, 155</i> | <i>Requirements apply</i> |
| 4 | | | | |
| 5 | 840.08 | <i>Off-Street Parking, Residential</i> | <i>§ 151.1</i> | <i>None required. Limits set forth in Section 151.1</i> |
| 6 | | | | |
| 7 | 840.09 | <i>Residential to non- residential ratio</i> | <i>§ 803.9(a)</i> | <i>None</i> |
| 8 | | | | |
| 9 | 840.10 | <i>Off-Street Parking, Non- Residential</i> | <i>§§ 150, 151.1, 153-156, 166, 167, 204.5303</i> | <i>None required. Limits set forth in Section 151.1</i> |
| 10 | | | | |
| 11 | 840.11 | <i>Usable Open Space for Dwelling Units and Group Housing</i> | <i>§ 135, 136, 427</i> | <i>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</i> |
| 12 | | | | |
| 13 | 840.12 | <i>Usable Open Space for Non-Residential</i> | <i>§ 135.3, 426</i> | <i>Required; amount varies based on use; may also pay in-lieu fee</i> |
| 14 | | | | |
| 15 | 840.12A | <i>Privately-Owned Public Open Space (POPOS)</i> | <i>§§ 138, 426</i> | <i>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</i> |
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| | | | <i>gross floor area is 1:50 feet; may also pay in lieu fee</i> |
| 840.13 | <i>Outdoor Activity Area</i> | <i>§ 890.71</i> | <i>P</i> |
| 840.14 | <i>General Advertising Sign</i> | <i>§§ 607.2(b) & (c) and 611</i> | <i>NP</i> |
| 840.14A | <i>Street Frontage Requirements</i> | <i>§§ 145.1, 249.78</i> | <i>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</i> |
| 840.15 | <i>Street Frontage, Ground Floor Commercial</i> | <i>§ 145.4</i> | <i>Brannan Street, between 3rd Street and 4th Street.</i> |
| 840.16 | <i>Vehicular Access Restrictions</i> | <i>§ 155(r)</i> | <i>Brannan Street, between 2nd Street and 6th Street</i> |
| 840.17 | <i>Driveway Loading and Operations Plan</i> | <i>§ 155(u)</i> | <i>Required in the Central SoMa SUD for projects of 100,000 sq. ft. or more.</i> |
| 840.18 | <i>Large Project Authorization</i> | <i>§ 329</i> | <i>Required pursuant to Section 329.</i> |
| 840.19 | <i>Design Guidelines</i> | <i>General Plan Commerce and Industry Element; Central SoMa Plan</i> | <i>Subject to the Urban Design Guidelines; and, in the Central SoMa SUD, subject</i> |

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| | | | <i>to the Citywide Urban Design Guidelines.</i> |
| 840.20 | <i>Lot coverage</i> | § 249.78 | <i>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.</i> |
| <i>Residential Uses</i> | | | |
| 840.21 | <i>Dwelling Units</i> | § 102 | <i>P</i> |
| 840.22 | <i>Group Housing</i> | §§ 249.78(c)(8), 890.88(b) | <i>P outside the Central SoMa SUD.</i> |

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| | | | <i>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.</i> |
| 840.23 | <i>SRO Units</i> | <i>§§ 249.78(c)(7), 890.88(e)</i> | <i>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.</i> |
| 840.24 | <i>Homeless Shelters</i> | <i>§§ 102, 890.88(d)</i> | <i>P</i> |
| 840.25 | <i>Dwelling Unit Density Limit</i> | <i>§§ 124, 207.5, 208</i> | <i>No density limit #</i> |
| 840.26 | <i>Dwelling Unit Mix</i> | <i>§ 207.6</i> | <i>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.</i> |
| 840.27 | <i>Affordability Requirements</i> | <i>§ 415</i> | <i>15% onsite/20% off site</i> |

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| 1 | 840.28 | <i>Residential Demolition or Conversion</i> | § 317 | <i>Restrictions apply; see criteria of Section 317</i> |
| 3 | <i>Institutions</i> | | | |
| 4 | 840.30 | <i>Hospital, Medical Centers</i> | § 890.44 | <i>NP</i> |
| 6 | 840.31 | <i>Residential Care Facility</i> | § 102 | <i>P</i> |
| 8 | 840.32 | <i>Educational Services</i> | § 890.50(e) | <i>C for post-secondary institutions; P for all other</i> |
| 10 | 840.33 | <i>Religious Facility</i> | § 890.50(d) | <i>C</i> |
| 12 | 840.34 | <i>Assembly and Social Service</i> | § 890.50(a) | <i>P</i> |
| 14 | 840.35 | <i>Child Care Facility</i> | § 102 | <i>P</i> |
| 16 | 840.36 | <i>Medical Cannabis Dispensary</i> | §§ 102, 202.2(e), 890.133 | <i>C in the Central SoMa SUD; P elsewhere</i> |
| 18 | <i>Vehicle Parking</i> | | | |
| 19 | 840.40 | <i>Automobile Parking Lot</i> | §§ 890.7, 890.9, 890.11 | <i>NP</i> |
| 21 | 840.41 | <i>Automobile Parking Garage</i> | §§ 303, 890.8, 890.10, 890.12 | <i>C; subject to criteria of Sec. 303.</i> |
| 22 | <i>Retail Sales and Services</i> | | | |

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| 840.45 | <i>All Retail Sales and Services that are not listed below</i> | §§ 121.6, 803.9(g), 890.104, 890.116 | <i>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.</i> |
| 840.46 | <i>Formula Retail</i> | §§ 102, 249.78, 303, 303.1 | <i>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.</i> |
| 840.47 | <i>Bar</i> | § 790.22 | <i>C. If approved, subject to size controls in Section 840.45.</i> |
| 840.48 | <i>Liquor Store</i> | § 790.55 | <i>C. If approved, subject to size controls in Section 840.45.</i> |
| 840.49 | <i>Ambulance Service</i> | §§ 840.45, 890.2 | <i>C. If approved, subject to size controls in Section 840.45.</i> |
| 840.50 | <i>Self Storage</i> | § 890.54(d) | <i>NP</i> |
| 840.51 | <i>Tourist Hotel</i> | 890.46 | <i>C</i> |
| 840.52 | <i>Cannabis Retail</i> | §§ 202.2(a), 890.125 | <i>C. Subject to size controls in Section 840.45.</i> |
| <i>Assembly, Recreation, Arts and Entertainment</i> | | | |
| 840.55 | <i>Arts Activity</i> | § 102.2 | <i>P</i> |

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| 1 | 840.56 | Nighttime Entertainment | §§ 102.17, 181(f), 249.78, 803.5(b) | P in Central SoMa SUD; NP elsewhere |
| 2 | | | | |
| 3 | 840.57 | Adult Entertainment | § 890.36 | NP |
| 4 | 840.58 | Amusement Arcade | § 890.4 | NP |
| 5 | 840.59 | Massage Establishment | § 890.60 | NP |
| 6 | | | | |
| 7 | 840.60 | Movie Theater | § 890.64 | P, up to three screens |
| 8 | | Pool Hall not falling | | |
| 9 | 840.61 | within Category | § 221(f) | C |
| 10 | | 890.50(a) | | |
| 11 | | Recreation Building, not | | |
| 12 | 840.62 | falling within Category | § 221(e) | P |
| 13 | | 840.34 | | |
| 14 | Office | | | |
| 15 | | Office Uses in | | |
| 16 | 840.65 | Landmark Buildings in | §§ 803.9(b), 890.70 | P |
| 17 | | Historic Districts | | |
| 18 | | | | |
| 19 | | Services, Professional; | | Subject to vertical control of |
| 20 | 840.65A | Services Financial; | §§ 890.108, 890.110, | Sec. 803.9(f). P on the ground floor when |
| 21 | | Services Medical | 890.114 | primarily open to the general public on a |
| 22 | | | | client-oriented basis. |
| 23 | 840.66 | All Other Office Uses | §§ 803.9(f), 890.70, 890.118 | Subject to vertical control of Sec. 803.9(f) |
| 24 | 840.67 | Live/Work Units | § 233 | NP |
| 25 | Motor Vehicle Services | | | |

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| 1 | 840.70 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 2 | | | | |
| 3 | 840.71 | Vehicle Storage—Enclosed Lot or Structure | §§ 303, 890.132 | C; subject to criteria of Sec. 303. |
| 4 | | | | |
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| 6 | 840.72 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 | P |
| 7 | | | | |
| 8 | | | | |
| 9 | 840.73 | Motor Vehicle Repair | § 890.15 | P |
| 10 | | | | |
| 11 | 840.74 | Automobile Tow Service | § 890.19 | C |
| 12 | | | | |
| 13 | 840.75 | Non-Auto Vehicle Sales or Rental | § 890.69 | P |
| 14 | Industrial, Home, and Business Service | | | |
| 15 | 840.78 | Wholesale Sales | § 890.54(b) | P |
| 16 | 840.79 | Light Manufacturing | § 890.54(a) | P |
| 17 | | | | |
| 18 | 840.80 | Trade Shop | § 890.124 | P |
| 19 | 840.81 | Catering Service | § 890.25 | P |
| 20 | | | | |
| 21 | 840.82 | Business Goods and Equipment Repair Service | § 890.23 | P |
| 22 | | | | |
| 23 | 840.83 | Business Service | § 890.111 | P |
| 24 | 840.84 | Commercial Storage | § 890.54(c) | P |
| 25 | | | | |

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| 1 | 840.85 | Laboratory, life science | § 890.53 | NP |
| 2 | | Laboratory, not | | |
| 3 | 840.86 | including life science | §§ 890.52, 890.53 | P |
| 4 | | laboratory | | |
| 5 | 840.87 | Industrial Agriculture | § 102 | P |
| 6 | Other Uses | | | |
| 7 | | | | |
| 8 | 840.90 | Mortuary Establishment | § 227(c) | NP |
| 9 | 840.91 | Animal Services | § 224 | NP |
| 10 | | Public Use, except | | |
| 11 | | Public Transportation | | |
| 12 | 840.92 | Facility and Internet | §§ 209.6(c), 890.80 | P |
| 13 | | Service Exchange | | |
| 14 | | Internet Services | | |
| 15 | 840.94 | Exchange | § 209.6(c) | NP |
| 16 | | Public Transportation | | |
| 17 | 840.95 | Facilities | § 890.80 | P |
| 18 | | | | |
| 19 | 840.96 | Open Air Sales | §§ 803.9(d), 890.38 | P |
| 20 | 840.97A | Open Recreation | §§ 209.5(a), 209.5(b) | P |
| 21 | | Neighborhood | | |
| 22 | 840.97B | Agriculture | § 102 | P |
| 23 | | Large Scale Urban | | |
| 24 | 840.97C | Agriculture | § 102 | € |
| 25 | | | | |

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| 1 | | <i>Walk-up Facility,</i> | | |
| 2 | 840.98 | <i>including Automated</i> | § 890.140 | <i>P</i> |
| 3 | | <i>Bank Teller Machine</i> | | |
| 4 | | <i>Wireless</i> | | |
| 5 | 840.99 | <i>Telecommunications</i> | § 102 | <i>C; P if the facility is a Micro-WTS</i> |
| 6 | | <i>Services Facility</i> | | <i>Facility</i> |

SPECIFIC PROVISIONS FOR MUG – MIXED USE-GENERAL DISTRICT

| <i>Section</i> | | <i>Zoning Controls</i> |
|----------------|-------------|---|
| | | <i>ACCESSORY DWELLING UNITS</i> |
| | | <i>Boundaries: Within the boundaries of the MUG – Mixed Use-General District.</i> |
| § 840.25 | § 207(c)(4) | <i>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.</i> |

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

* * * *

Table ~~833~~ 841

MUR – MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE

| <u><i>Zoning Category</i></u> | <u><i>§ References</i></u> | <u><i>Mixed Use-Residential District Controls</i></u> |
|---|----------------------------|---|
| <u><i>BUILDING STANDARDS</i></u> | | |

| | | |
|---|---|--|
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | <u>§§ 249.78, 261.1, 263.21, 270, 270.1, 270.2, 271</u> | <u>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.(3)</u> |
| <u>Rear Yards</u> | <u>§§ 130, 134, 136</u> | <u>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)</u> |
| <u>Front Setback and Side Yards</u> | <u>§§ 130, 132, 133</u> | <u>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.(3)</u> |
| <u>Setbacks, streetwall articulation, and tower separation in the Central SoMa Special Use District</u> | <u>§ 132.4</u> | <u>Applicable to lots in the Central SoMa SUD.(3)</u> |
| <u>Street Frontage and Public Realm</u> | | |
| <u>Streetscape and Pedestrian Improvements</u> | <u>§ 138.1</u> | <u>As required in §138.1.</u> |
| <u>Street Frontage Requirements</u> | <u>§§ 145.1, 249.78</u> | <u>Required; controls apply to above-grade parking setbacks, parking and loading</u> |

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| | | <i>entrances, active uses, street-facing ground-level spaces, ground-floor ceiling heights, transparency and fenestration, and gates, railings, and grillwork. (3)</i> |
| <i>Active street-facing ground-floor uses</i> | <i>§ 145.4</i> | <i>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.</i> |
| <i>Parking and Loading Access</i> | <i>§ 155(r)</i> | <i>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).</i> |
| <i>Driveway Loading and Operations Plan</i> | <i>§§ 155(u), 249.78</i> | <i>Applicable to lots in the Central SoMa SUD.(3)</i> |
| <i>Privately-Owned Public Open Space (POPOS)</i> | <i>§§ 138, 249.78, 426</i> | <i>Applicable to lots in the Central SoMa SUD.(3)</i> |
| <i>Usable Open Space for Non-Residential Uses</i> | <i>§ 135.3, 426</i> | <i>Amount varies based on use; may also pay in-lieu fee.</i> |
| <i>Artworks and Recognition of Artists and Architects</i> | <i>§ 429</i> | <i>Required for new buildings and building additions of 25,000 square feet or more.</i> |
| <i><u>Miscellaneous</u></i> | | |

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| 1 | | <u>General Plan Commerce</u> | |
| 2 | <u>Design Guidelines</u> | <u>and Industry Element;</u> | <u>Subject to the Urban Design Guidelines.</u> |
| 3 | | <u>Central SoMa Plan</u> | |
| 4 | <u>Large Project Review</u> | <u>§ 329</u> | <u>As required by § 329.</u> |
| 5 | <u>Planned Unit</u> | | |
| 6 | <u>Development</u> | <u>§ 304</u> | <u>NP</u> |
| 7 | <u>Awning or Canopy</u> | <u>§ 136, 136.1</u> | <u>P</u> |
| 8 | <u>Marquee</u> | <u>§ 136, 136.1</u> | <u>NP</u> |
| 9 | <u>Signs</u> | <u>§ 607.2</u> | <u>As permitted by Section § 607.2.</u> |
| 10 | | | |
| 11 | <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| 12 | <u>Development Standards</u> | | |
| 13 | <u>Usable Open Space</u> | | |
| 14 | <u>[Per Dwelling Unit or</u> | <u> §§ 135, 136, 249.78</u> | <u>80 square feet if private, 54 square feet if</u> |
| 15 | <u>Group Housing Room]</u> | | <u>publicly accessible.(3)</u> |
| 16 | | | <u>No car parking required. Maximum</u> |
| 17 | | | <u>permitted as set forth in § 151. Bike parking</u> |
| 18 | <u>Off-Street Parking</u> | <u> §§ 150-151.1, 153 - 156,</u> | <u>required per § 155.2. If car parking is</u> |
| 19 | <u>Requirements</u> | <u>166, 167, 204.5</u> | <u>provided, car share spaces are required</u> |
| 20 | | | <u>when a project has 50 units or more per</u> |
| 21 | | | <u>§ 166.</u> |
| 22 | <u>Off-Street Freight</u> | <u> §§ 150, 152, 153 - 155,</u> | <u>None required if Occupied Floor Area is</u> |
| 23 | <u>Loading, Residential</u> | <u>204.5</u> | <u>less than 100,000 square feet.</u> |
| 24 | <u>Residential Conversion,</u> | | <u>C for Removal of one or more Residential</u> |
| 25 | <u>Demolition, or Merger</u> | <u>§ 317</u> | <u>Units or Unauthorized Units.</u> |

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| 1 | | | <i>At least 40% of all dwelling units must</i> |
| 2 | <u>Dwelling Unit Mix</u> | <u>§ 207.6</u> | <i>contain two or more bedrooms or 30% of</i> |
| 3 | | | <i>all dwelling units must contain three or</i> |
| 4 | | | <i>more bedrooms.</i> |
| 5 | <u>Use Characteristics</u> | | |
| 6 | <u>Intermediate Length</u> | <u>§§ 102, 202.10</u> | <u>P(4)</u> |
| 7 | <u>Occupancy</u> | | |
| 8 | <u>Single Room Occupancy</u> | <u>§ 249.78(c)(7)</u> | <u>P(3)</u> |
| 9 | <u>Student Housing</u> | <u>§ 249.78(c)(7)</u> | <u>P(3)</u> |
| 10 | <u>Residential Uses</u> | | |
| 11 | <u>Dwelling Units</u> | <u>§102</u> | <u>P</u> |
| 12 | <u>Group Housing</u> | <u>§§ 102, 249.78(c)(8)</u> | <u>P(3)</u> |
| 13 | <u>Homeless Shelters</u> | <u>§ 208</u> | <u>P</u> |
| 14 | <u>Dwelling Unit and Group</u> | | <i>No density limit. Density is regulated by the</i> |
| 15 | <u>Housing Density</u> | <u>§§ 102, 207</u> | <i>permitted height and bulk, and required</i> |
| 16 | | | <i>setbacks, exposure, and open space of each</i> |
| 17 | | | <i>development lot.</i> |
| 18 | <u>Homeless Shelter Density</u> | <u>§§ 208</u> | <i>Density limits regulated by the</i> |
| 19 | | | <i>Administrative Code.</i> |
| 20 | <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
| 21 | <u>Development Standards</u> | | |
| 22 | <u>Floor Area Ratio</u> | <u>§§ 123, 124, 128.1, 249.78</u> | <i>FAR based on permitted height, see Section</i> |
| 23 | | | <i>124 for more information. (3)</i> |
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| <u>Off-Street Parking Requirements.</u> | <u>§§ 150-151.1, 153 - 156, 166, 204.5</u> | <u>No car parking required. Maximum permitted as set forth in § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 25 units or more per § 166.</u> |
| <u>Off-Street Freight Loading, Non-Residential</u> | <u>§§ 150, 152, 153 - 155, 204.5</u> | <u>None required if Occupied Floor Area is less than 10,000 square feet.</u> |
| <u>Residential to Non-Residential ratio</u> | <u>§ 803.9(a)</u> | <u>3 sq.ft. of Residential Use for every 1 sq. ft. of other permitted use.</u> |
| <u>Ground Floor Ceiling Height</u> | <u>§ 145.1(c)(4)</u> | <u>Required minimum floor-to-floor height of 14 feet, as measured from grade.</u> |
| <u>Commercial Use Characteristics</u> | | |
| <u>Drive-up Facility</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Formula Retail</u> | <u>§§ , 249.78, 303.1</u> | <u>P(3)</u> |
| <u>Hours of Operation</u> | <u>§ 102</u> | <u>No limit</u> |
| <u>Maritime Use</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Open Air Sales</u> | <u>§ 102</u> | <u>P</u> |
| <u>Outdoor Activity Area</u> | <u>§ 102</u> | <u>P</u> |
| <u>Walk-up Facility</u> | <u>§ 102</u> | <u>P</u> |
| <u>Agricultural Use Category</u> | | |
| <u>Agricultural Uses*</u> | <u>§§ 102, 202.2(c)</u> | <u>P</u> |
| <u>Automotive Use Category</u> | | |
| <u>Automotive Uses*</u> | <u>§ 102</u> | <u>P</u> |

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| 1 | <u>Ambulance Service</u> | <u>§ 102</u> | <u>C(1)</u> |
| 2 | <u>Automobile Sale or</u> | | |
| 3 | <u>Rental</u> | <u>§ 102</u> | <u>P if in an enclosed building; otherwise, NP.</u> |
| 4 | <u>Motor Vehicle Tow</u> | | |
| 5 | <u>Service</u> | <u>§ 102</u> | <u>C(1)</u> |
| 6 | <u>Private Parking Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 7 | <u>Private Parking Lot</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 8 | <u>Public Parking Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 9 | <u>Public Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 10 | <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 11 | <u>Vehicle Storage Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 12 | <u>Entertainment, Arts and Recreation Use Category</u> | | |
| 13 | <u>Entertainment, Arts and</u> | <u>§§ 102, 181(f), 249.78,</u> | |
| 14 | <u>Recreation Uses*</u> | <u>803.9(b)</u> | <u>NP(1)(3)</u> |
| 15 | <u>Arts Activities</u> | <u>§ 102</u> | <u>P</u> |
| 16 | <u>Entertainment, General</u> | <u>§ 102</u> | <u>NP(7)</u> |
| 17 | <u>Movie Theater</u> | <u>§ 102</u> | <u>P up to three screens.</u> |
| 18 | <u>Open Recreation Area</u> | <u>§ 102</u> | <u>P</u> |
| 19 | <u>Industrial Use Category</u> | | |
| 20 | <u>Industrial Uses</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 21 | <u>Manufacturing, Light</u> | <u>§ 102</u> | <u>P</u> |
| 22 | <u>Institutional Use Category</u> | | |
| 23 | <u>Institutional Uses*</u> | <u>§§ 202.2(e), 803.9(b)</u> | <u>P</u> |
| 24 | <u>Hospital</u> | <u>§ 102</u> | <u>NP(1)</u> |
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| 1 | <u>Medical Cannabis</u> | | |
| 2 | <u>Dispensary</u> | <u>§ 202.2(e)</u> | <u>P(3)</u> |
| 3 | <u>Post-Secondary</u> | | |
| 4 | <u>Educational Institution</u> | <u>§ 102</u> | <u>C(1)</u> |
| 5 | <u>Sales and Service Category</u> | | |
| 6 | <u>Retail Sales and Service</u> | | |
| 7 | <u>Uses*</u> | <u>§§ 102</u> | <u>P</u> |
| 8 | <u>Adult Business</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 9 | <u>Adult Sex Venue</u> | <u>§ 102</u> | <u>C(6)</u> |
| 10 | <u>Cannabis Retail</u> | <u>§ 202.2(a), 803.9(b)</u> | <u>P(3)</u> |
| 11 | <u>Hotel</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 12 | <u>Massage Establishment</u> | <u>§ 102</u> | <u>P on 1st floor, C on 2nd floor, and NP on</u> |
| 13 | | | <u>3rd floor and above (5)</u> |
| 14 | <u>Mortuary</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 15 | <u>Self Storage</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 16 | <u>Non-Retail Sales and</u> | | |
| 17 | <u>Service*</u> | <u>§ 102</u> | <u>P(1)</u> |
| 18 | <u>Life Science</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 19 | <u>Storage, Wholesale</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 20 | <u>Utility and Infrastructure Use Category</u> | | |
| 21 | <u>Utility and Infrastructure</u> | | |
| 22 | <u>uses*</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 23 | <u>Public Transportation</u> | | |
| 24 | <u>Facility</u> | <u>§ 102</u> | <u>P</u> |
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| 1 | <u>Wireless</u> | | |
| 2 | <u>Telecommunications</u> | <u>§ 102</u> | <u>C(1)(2)</u> |
| 3 | <u>Services Facility</u> | | |

4 * Not listed below

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

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

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

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

10 (5) P on all floors if accessory to a Hotel, Personal Service, or Health Service, or if located within a
 11 historic building per § 803.9(b).

12 (6) NP outside of the Central SoMa SUD and the East SoMa Plan Area.

13 (7) C for Pool Hall.

| 15 | No. | Zoning Category | § References | Mixed Use-Residential District Controls |
|----|---|-----------------|---------------------------|---|
| 16 | <i>Building and Siting Standards</i> | | | |
| 17 | 841.01 | Height Limit | See Zoning Map, §§ | As shown on Sectional Maps 1 and 8 of |
| 18 | | | 249.78, 260-261.1, 263.20 | the Zoning Map In the Central SoMa |
| 19 | | | | SUD, Prevailing Height and Density |
| 20 | | | | limits re-determined by Section 249.78. |
| 21 | | | | Height sculpting required on narrow |
| 22 | | | | streets, § 261.1 Non-habitable vertical |
| 23 | | | | projections permitted, § 263.20 |
| 24 | 841.02 | Bulk Limit | See Zoning Map. §§ 270, | As shown on Sectional Maps 1 and 8 of |
| 25 | | | 270.1, 270.2 | the Zoning Map Horizontal mass |

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| | | | <i>reduction required, § 270.1 Mid block alleys required, § 270.2</i> |
| 841.03 | <i>Non residential density limit</i> | <i>§§ 102.9, 123, 124, 127, 128.1, 249.78</i> | <i>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</i> |
| 841.04 | <i>Setbacks</i> | <i>§§ 132.4, 134, 136, 136.2, 144, 145.1</i> | <i>Generally required</i> |
| 841.05 | <i>Awnings and Canopies</i> | <i>§§ 136, 136.1</i> | <i>P</i> |
| 841.06 | <i>Parking and Loading Access: Prohibition</i> | <i>§ 155(r)</i> | <i>None</i> |
| 841.07 | <i>Parking and Loading Access: Siting and Dimensions</i> | <i>§§ 145.1, 151.1, 152.1, 155</i> | <i>Requirements apply</i> |
| 841.08 | <i>Off Street Parking, Residential</i> | <i>§ 151.1</i> | <i>None required. Limits set forth in Section 151.1</i> |
| 841.09 | <i>Residential to non-residential ratio</i> | <i>§ 803.9(a)</i> | <i>3 sq.ft. of residential for every 1 sq. ft. of other permitted use</i> |
| 841.10 | <i>Off Street Parking, Non-Residential</i> | <i>§§ 150, 151.1, 153-156, 166, 204.5-303.1</i> | <i>None required. Limits set forth in Section 151.1</i> |
| 841.11 | <i>Usable Open Space for Dwelling Units and Group Housing</i> | <i>§ 135, 136, 427</i> | <i>80 sq. ft. per unit; 54 sq.ft. per unit if publicly accessible In the Central SoMa</i> |

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| | | | <i>SUD, buildings taller than 160 feet may also pay the in lieu fee.</i> |
| <i>841.12</i> | <i>Usable Open Space for Non-Residential</i> | <i>§ 135.3, 426</i> | <i>Required; amount varies based on use; may also pay in lieu fee</i> |
| <i>841.12A</i> | <i>Privately-Owned Public Open Space (POPOS)</i> | <i>§§ 138, 426</i> | <i>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</i> |
| <i>841.13</i> | <i>Outdoor Activity Area</i> | <i>§ 890.71</i> | <i>P</i> |
| <i>841.14</i> | <i>General Advertising Sign</i> | <i>§ 607.2(b) & (e) and 611</i> | <i>NP</i> |
| <i>841.15</i> | <i>Street Frontage, Ground Floor Commercial</i> | <i>§ 145.4</i> | <i>3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom and Townsend Streets; Folsom Street, between 4th Street and 6th Street.</i> |
| <i>841.16</i> | <i>Vehicular Access Restrictions</i> | <i>§ 155(r)</i> | <i>3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom Street and Townsend Street; Folsom Street, between 4th Street and 5th Street.</i> |

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| 841.17 | <i>Driveway Loading and Operations Plan</i> | § 155(u) | <i>Required in the Central SoMa SUD for projects of 100,000 sq. ft. or more.</i> |
| 841.18 | <i>Large Project Authorization</i> | § 329 | <i>Required pursuant to Section 329.</i> |
| 841.19 | <i>Design Guidelines</i> | <i>General Plan Commerce and Industry Element; Central SoMa Plan</i> | <i>Subject to the Urban Design Guidelines; and, in the Central SoMa SUD, subject to the Citywide Urban Design Guidelines.</i> |
| 841.20 | <i>Lot coverage</i> | § 249.78 | <i>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</i> |

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| | | | <i>the new project shall be designed to adjoin that mid-block open space.</i> |
| <i>Residential Uses</i> | | | |
| <i>841.21</i> | <i>Dwelling Units</i> | <i>§ 102</i> | <i>P</i> |
| <i>841.22</i> | <i>Group Housing</i> | <i>§§ 249.78(c)(8), 890.88(b)</i> | <i>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.</i> |
| <i>841.23</i> | <i>SRO Units</i> | <i>§§ 249.78(c)(7), 890.88(c)</i> | <i>P outside the Central SoMa SUD. NP in Central SoMa SUD, notwithstanding 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.</i> |
| <i>841.24</i> | <i>Homeless Shelters</i> | <i>§§ 102, 890.88(d)</i> | <i>P</i> |
| <i>841.25</i> | <i>Dwelling Unit Density Limit</i> | <i>§§ 124, 207.5, 208</i> | <i>No density limit #</i> |

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| 1 | 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. |
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| 5 | 841.27 | Affordability Requirements | § 415 | Restrictions apply, see Section 415 |
| 6 | | | | |
| 7 | 841.28 | Residential Demolition or Conversion | § 317 | Restrictions apply; see criteria of Section 317 |
| 8 | | | | |
| 9 | Institutions | | | |
| 10 | 841.30 | Hospital, Medical Centers | § 890.44 | NP |
| 11 | | | | |
| 12 | 841.31 | Residential Care Facility | § 102 | P |
| 13 | | | | |
| 14 | 841.32 | Educational Services | § 890.50(c) | C for post secondary institutions; P for all other |
| 15 | | | | |
| 16 | 841.33 | Religious Facility | § 890.50(d) | P |
| 17 | 841.34 | Assembly and Social Service | § 890.50(a) | P |
| 18 | | | | |
| 19 | 841.35 | Child Care Facility | § 102 | P |
| 20 | 841.36 | Medical Cannabis Dispensary | §§ 102, 202.2(e), 890.133 | C in the Central SoMa SUD; P elsewhere |
| 21 | | | | |
| 22 | Vehicle Parking | | | |
| 23 | 841.40 | Automobile Parking Lot | §§ 890.7, 890.9, 890.11 | NP |
| 24 | | | | |
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|----|--|--|--|---|
| 1 | 841.41 | Automobile Parking Garage | §§ 145.1, 145.4, 155(r), 3031-890.8, 890.10, 890.12 | <i>C; subject to criteria of Sec. 303.</i> |
| 3 | <i>Retail Sales and Services</i> | | | |
| 4 | 841.45 | All Retail Sales and Services which are not listed below | §§ 890.104, 890.116, 121.6 | <i>P</i> |
| 7 | 841.46 | Formula Retail | §§ 102, 249.78, 303, 303.1 | <i>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.</i> |
| 13 | 841.47 | Ambulance Service | § 890.2 | <i>C</i> |
| 14 | 841.48 | Self-Storage | § 890.54(d) | <i>NP</i> |
| 15 | 841.49 | Tourist Hotel | 890.46 | <i>NP</i> |
| 16 | 841.52 | Cannabis Retail | §§ 102, 202.2(a), 890.125 | <i>C in the Central SoMa SUD; P elsewhere</i> |
| 18 | <i>Assembly, Recreation, Arts and Entertainment</i> | | | |
| 19 | 841.55 | Arts Activity | § 102.2 | <i>P</i> |
| 21 | 841.56 | Nighttime Entertainment | §§ 102.17, 181(f), 249.78, 803.5(b) | <i>P in Central SoMa SUD; NP elsewhere</i> |
| 23 | 841.57 | Adult Entertainment | § 890.36 | <i>NP</i> |
| 24 | 841.58 | Amusement Arcade | § 890.4 | <i>NP</i> |

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| 1 | 841.59 | Massage Establishment | § 890.60 | NP |
| 2 | | | | |
| 3 | 841.60 | Movie Theater | § 890.64 | P, up to three screens |
| 4 | 841.61 | Pool Hall not falling within Category | § 221(f) | P |
| 5 | | 890.50(a) | | |
| 6 | | | | |
| 7 | 841.62 | Recreation Building, not falling within | § 221(e) | P |
| 8 | | Category 841.34 | | |
| 9 | | | | |
| 10 | Office | | | |
| 11 | 841.65 | Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts | §§ 890.70, 803.9(b) | P |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |
| 16 | 841.66 | All Other Office Uses | §§ 890.70, 890.118 | P |
| 17 | 841.67 | Live/Work Units | § 233 | NP |
| 18 | Motor Vehicle Services | | | |
| 19 | 841.70 | Vehicle Storage— Open Lot | § 890.131 | NP |
| 20 | | | | |
| 21 | 841.71 | Vehicle Storage— Enclosed Lot or Structure | § 890.132, 3031 | C; subject to criteria of Sec. 303. |
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| 1 | 841.72 | <i>Motor Vehicle Service Station, Automotive Wash</i> | §§ 890.18, 890.20 | <i>P</i> |
| 2 | | | | |
| 3 | | | | |
| 4 | 841.73 | <i>Motor Vehicle Repair</i> | § 890.15 | <i>P</i> |
| 5 | 841.74 | <i>Automobile Tow Service</i> | § 890.19 | <i>C</i> |
| 6 | | | | |
| 7 | 841.75 | <i>Non Auto Vehicle Sales or Rental</i> | § 890.69 | <i>P</i> |
| 8 | | | | |
| 9 | <i>Industrial, Home, and Business Service</i> | | | |
| 10 | 841.78 | <i>Wholesale Sales</i> | § 890.54(b) | <i>P</i> |
| 11 | 841.79 | <i>Light Manufacturing</i> | § 890.54(a) | <i>P</i> |
| 12 | 841.80 | <i>Trade Shop</i> | § 890.124 | <i>P</i> |
| 13 | 841.81 | <i>Catering Service</i> | § 890.25 | <i>P</i> |
| 14 | 841.82 | <i>Business Goods and Equipment Repair Service</i> | § 890.23 | <i>P</i> |
| 15 | | | | |
| 16 | | | | |
| 17 | 841.83 | <i>Business Service</i> | § 890.111 | <i>P</i> |
| 18 | 841.84 | <i>Commercial Storage</i> | § 890.54(e) | <i>P</i> |
| 19 | 841.85 | <i>Laboratory, life science</i> | § 890.53 | <i>NP</i> |
| 20 | | | | |
| 21 | 841.86 | <i>Laboratory, not including life science laboratory</i> | §§ 890.52, 890.53 | <i>P</i> |
| 22 | | | | |
| 23 | | | | |
| 24 | 841.87 | <i>Industrial Agriculture</i> | § 102 | <i>P</i> |
| 25 | | | | |

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|----|--------------------------|------------------------------|---------------------|-------------------------------------|
| 1 | <i>Other Uses</i> | | | |
| 2 | 841.90 | <i>Mortuary</i> | § 227(c) | NP |
| 3 | | <i>Establishment</i> | | |
| 4 | 841.91 | <i>Animal Services</i> | § 224 | P |
| 5 | 841.92 | <i>Public Use, except</i> | §§ 890.80, 209.6(c) | P |
| 6 | | <i>Public Transportation</i> | | |
| 7 | | <i>Facility and Internet</i> | | |
| 8 | | <i>Service Exchange</i> | | |
| 9 | 841.94 | <i>Internet Services</i> | 209.6(c) | NP |
| 10 | | <i>Exchange</i> | | |
| 11 | 841.95 | <i>Public Transportation</i> | § 890.80 | P |
| 12 | | <i>Facilities</i> | | |
| 13 | 841.96 | <i>Open Air Sales</i> | §§ 803.9(d), 890.38 | P |
| 14 | 841.97A | <i>Open Recreation</i> | § 209.5 | P |
| 15 | 841.97B | <i>Neighborhood</i> | § 102 | P |
| 16 | | <i>Agriculture</i> | | |
| 17 | 841.97C | <i>Large Scale Urban</i> | § 102 | C |
| 18 | | <i>Agriculture</i> | | |
| 19 | 841.98 | <i>Walk-up Facility,</i> | §§ 890.140 | P |
| 20 | | <i>including Automated</i> | | |
| 21 | | <i>Bank Teller Machine</i> | | |
| 22 | 841.99 | <i>Wireless</i> | § 102 | C; P if the facility is a Micro WTS |
| 23 | | <i>Telecommunications</i> | | Facility |
| 24 | | <i>Services Facility</i> | | |
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SPECIFIC PROVISIONS FOR MUR – RESIDENTIAL DISTRICT

| <i>Section</i> | | <i>Zoning Controls</i> |
|----------------|-------------|--|
| § 841.25 | § 207(c)(4) | <p><i>ACCESSORY DWELLING UNITS</i></p> <p><i>Boundaries: Within the boundaries of the MUR – Mixed Use Residential District.</i></p> <p><i>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.</i></p> |

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

* * * *

Table ~~832~~ 842

MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE

| <u><i>Zoning Category</i></u> | <u><i>§ References</i></u> | <u><i>Mixed Use-Office District Controls</i></u> |
|---|---|--|
| <u><i>BUILDING STANDARDS</i></u> | | |
| <u><i>Massing and Setbacks</i></u> | | |
| <u><i>Height and Bulk Limits</i></u> | <u>§§ 261.1, 263.21, 270, 270.1, 270.2, 271</u> | <u><i>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</i></u> |

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| | | <i>as set forth in §270.1. Mid-block alleys required as set forth in §270.2.</i> |
| <i>Rear Yards</i> | <i>§§ 130, 134, 136</i> | <i>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.</i> |
| <i>Front Setback and Side Yards</i> | <i>§§ 130, 132, 133</i> | <i>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.</i> |
| <i>Setbacks, streetwall articulation, and tower separation in the Central SoMa Special Use District</i> | <i>§§ 132.4; 249.78</i> | <i>Applicable to lots in the Central SoMa SUD.</i> |
| <i>Street Frontage and Public Realm</i> | | |
| <i>Streetscape and Pedestrian Improvements</i> | <i>§ 138.1</i> | <i>As required by §138.1.</i> |
| <i>Street Frontage Requirements</i> | <i>§§ 145.1</i> | <i>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.</i> |

| | | | |
|----|--|--|---|
| 1 | <u>Active street-facing</u> | | |
| 2 | <u>ground-floor uses</u> | <u>§ 145.4</u> | <u>As required by §145.4</u> |
| 3 | <u>Parking and Loading</u> | | |
| 4 | <u>Access Restrictions</u> | <u>§ 155(r)</u> | <u>As required by §155(r).</u> |
| 5 | <u>Usable Open Space for</u> | | |
| 6 | <u>Non-Residential Uses</u> | <u>§ 135.3, 426</u> | <u>Required; amount varies based on use; may also pay in-lieu fee.</u> |
| 7 | <u>Artworks and Recognition</u> | | |
| 8 | <u>of Artists and Architects</u> | <u>§ 429</u> | <u>Required for new buildings and building additions of 25,000 square feet or more.</u> |
| 9 | <u>Miscellaneous</u> | | |
| 10 | <u>Design Guidelines</u> | <u>General Plan Commerce and Industry Element.</u> | <u>Subject to the Urban Design Guidelines.</u> |
| 11 | | | |
| 12 | <u>Large Project Review</u> | <u>§ 329</u> | <u>As required by § 329.</u> |
| 13 | <u>Planned Unit</u> | | |
| 14 | <u>Development</u> | <u>§ 304</u> | <u>NP</u> |
| 15 | <u>Awning or Canopy</u> | <u>§ 136, 136.1</u> | <u>P</u> |
| 16 | <u>Marquee</u> | <u>§ 136, 136.1</u> | <u>NP</u> |
| 17 | <u>Signs</u> | <u>§ 607.2</u> | <u>As permitted by Section § 607.2.</u> |
| 18 | <u>General Advertising</u> | <u>§§ 262, 602, 604, 608, 609,</u> | |
| 19 | <u>Signs</u> | <u>610, 611</u> | <u>NP</u> |
| 20 | <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| 21 | <u>Development Standards</u> | | |
| 22 | <u>Usable Open Space</u> | | |
| 23 | <u>[Per Dwelling Unit or</u> | <u>§§ 135, 136</u> | <u>80 square feet if private, 54 square feet if</u> |
| 24 | <u>Group Housing Room]</u> | | <u>publicly accessible.</u> |
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| <u>Off-Street Parking Requirements</u> | <u>§§ 150-151.1, 153 - 156, 166, 167, 204.5</u> | <u>No car parking required. Maximum permitted as set forth in § 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.</u> |
| <u>Off-Street Freight Loading, Residential</u> | <u>§§ 150, 152, 153 - 155, 204.5</u> | <u>None required if Occupied Floor Area is less than 100,000 square feet.</u> |
| <u>Residential Conversion, Demolition, or Merger</u> | <u>§ 317</u> | <u>C for Removal of one or more Residential Units or Unauthorized Units.</u> |
| <u>Dwelling Unit Mix</u> | <u>§ 207.6</u> | <u>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.</u> |
| <u>Use Characteristics</u> | | |
| <u>Intermediate Length Occupancy</u> | <u>§§ 102, 202.10</u> | <u>P(3)</u> |
| <u>Single Room Occupancy</u> | <u>§ 102</u> | <u>P</u> |
| <u>Student Housing</u> | <u>§ 102</u> | <u>P</u> |
| <u>Residential Uses</u> | | |
| <u>Dwelling Units</u> | <u>§ 207</u> | <u>P</u> |
| <u>Group Housing</u> | <u>§§ 102</u> | <u>P</u> |
| <u>Homeless Shelter</u> | <u>§§ 102, 208</u> | <u>P</u> |

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| 1 | | | <i>No density limit. Density is regulated by the</i> |
| 2 | <i><u>Dwelling Unit and Group</u></i> | <i><u>§ 208</u></i> | <i>permitted height and bulk, and required</i> |
| 3 | <i><u>Housing Density</u></i> | | <i>setbacks, exposure, and open space of each</i> |
| 4 | | | <i>development lot.</i> |
| 5 | <i><u>Homeless Shelter Density</u></i> | <i><u>§§ 208</u></i> | <i>Density limits regulated by the</i> |
| 6 | | | <i>Administrative Code.</i> |
| 7 | <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
| 8 | <u>Development Standards</u> | | |
| 9 | <i><u>Floor Area Ratio</u></i> | <i><u>§§ 123, 124</u></i> | <i>Varies, depending on height, as set forth in</i> |
| 10 | | | <i>§ 124.</i> |
| 11 | <i><u>Off-Street Parking</u></i> | <i><u>§§ 150-151.1, 153 - 156,</u></i> | <i>No car parking required. Maximum</i> |
| 12 | <i><u>Requirements</u></i> | <i><u>166, 204.5</u></i> | <i>permitted as set forth in § 151. Bike parking</i> |
| 13 | | | <i>required per § 155.2. If car parking is</i> |
| 14 | | | <i>provided, car share spaces are required</i> |
| 15 | | | <i>when a project has 25 units or more per</i> |
| 16 | | | <i>§ 166.</i> |
| 17 | <i><u>Off-Street Freight</u></i> | <i><u>§§ 150, 152, 153 - 155,</u></i> | <i>None required if Occupied Floor Area is</i> |
| 18 | <i><u>Loading, Non-Residential</u></i> | <i><u>204.5</u></i> | <i>less than 10,000 square feet.</i> |
| 19 | <i><u>Use Size Limits</u></i> | <i><u>§ 121.6</u></i> | <i>C required for single retail use over 50,000</i> |
| 20 | | | <i>gross square feet. Single Retail Uses in</i> |
| 21 | | | <i>excess of 120,000 gross square feet are NP.</i> |
| 22 | <i><u>Retail Size Controls</u></i> | | <i>As indicated in this table by end note (4),</i> |
| 23 | | | <i>certain Retail Sales and Service Uses and</i> |
| 24 | | | <i>Ambulance Service Uses are subject to the</i> |
| 25 | | | <i>following size controls: P when all Retail</i> |

| | | |
|----|--|---|
| 1 | | <i><u>Sales and Service Uses and Ambulance</u></i> |
| 2 | | <i><u>Service Uses per lot are 25,000 Gross</u></i> |
| 3 | | <i><u>Square Feet or less; above 25,000 gross sq.</u></i> |
| 4 | | <i><u>ft. permitted only if the ratio of other</u></i> |
| 5 | | <i><u>permitted uses to retail is at least 3:1.</u></i> |
| 6 | <i><u>Ground Floor Ceiling</u></i> | <i><u>Required minimum floor-to-floor height of</u></i> |
| 7 | <i><u>Height</u></i> | <i><u>14 feet, as measured from grade.</u></i> |
| 8 | <u>Commercial Use Characteristics</u> | |
| 9 | <i><u>Drive-up Facility</u></i> | <i><u>NP</u></i> |
| 10 | <i><u>Formula Retail</u></i> | <i><u>P</u></i> |
| 11 | <i><u>Hours of Operation</u></i> | <i><u>No limit</u></i> |
| 12 | <i><u>Maritime Use</u></i> | <i><u>NP</u></i> |
| 13 | <i><u>Open Air Sales</u></i> | <i><u>P</u></i> |
| 14 | <i><u>Outdoor Activity Area</u></i> | <i><u>P</u></i> |
| 15 | <i><u>Walk-up Facility</u></i> | <i><u>P</u></i> |
| 16 | <u>Agricultural Use Category</u> | |
| 17 | <i><u>Agricultural Uses</u></i> | <i><u>P</u></i> |
| 18 | <u>Automotive Use Category</u> | |
| 19 | <i><u>Automotive Uses*</u></i> | <i><u>P</u></i> |
| 20 | <i><u>Ambulance Service</u></i> | <i><u>C(1)</u></i> |
| 21 | <i><u>Automobile Sale or</u></i> | <i><u>P if in an enclosed building; otherwise NP.</u></i> |
| 22 | <i><u>Rental</u></i> | |
| 23 | <i><u>Motor Vehicle Tow</u></i> | <i><u>C(1)</u></i> |
| 24 | <i><u>Service</u></i> | |
| 25 | | |

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|----|---|------------------------------|------------------------------|
| 1 | <u>Private Parking Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 2 | <u>Private Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 3 | <u>Public Parking Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 4 | <u>Public Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 5 | <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| 6 | <u>Vehicle Storage Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 7 | <u>Entertainment, Arts and Recreation Use Category</u> | | |
| 8 | <u>Entertainment, Arts and</u> | <u>§ 102, 803.9(b)</u> | <u>P</u> |
| 9 | <u>Recreation Uses*</u> | | |
| 10 | <u>Entertainment,</u> | <u>§ 102</u> | <u>C</u> |
| 11 | <u>Nighttime</u> | | |
| 12 | <u>Livery Stables</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 13 | <u>Movie Theater</u> | <u>§ 102</u> | <u>P up to three screens</u> |
| 14 | <u>Sports Stadium</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 15 | <u>Industrial Use Category</u> | | |
| 16 | <u>Industrial Uses</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 17 | <u>Light Manufacturing</u> | <u>§ 102</u> | <u>P</u> |
| 18 | <u>Institutional Use Category</u> | | |
| 19 | <u>Institutional Uses</u> | <u>§§ 202.2(e), 803.9(b)</u> | <u>P</u> |
| 20 | <u>Sales and Service Category</u> | | |
| 21 | <u>Retail Sales and Service</u> | <u>§§ 102, 202.2(a)</u> | <u>P (4)</u> |
| 22 | <u>Uses*</u> | | |
| 23 | <u>Adult Business</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 24 | <u>Adult Sex Venue</u> | <u>§ 102</u> | <u>C(1)</u> |
| 25 | | | |

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|----|---|--------------|-----------------|
| 1 | <u>Hotel</u> | <u>§ 102</u> | <u>C (5)(1)</u> |
| 2 | <u>Massage Establishment</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 3 | <u>Mortuary</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 4 | <u>Self Storage</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 5 | <u>Non-Retail Sales and</u> | | |
| 6 | <u>Service</u> | <u>§ 102</u> | <u>P</u> |
| 7 | <u>Utility and Infrastructure Use Category</u> | | |
| 8 | <u>Utility and Infrastructure</u> | | |
| 9 | <u>uses*</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 10 | <u>Public Transportation</u> | | |
| 11 | <u>Facility</u> | <u>§ 102</u> | <u>P</u> |
| 12 | <u>Wireless</u> | | |
| 13 | <u>Telecommunications</u> | <u>§ 102</u> | <u>C(1)(2)</u> |
| 14 | <u>Services Facility</u> | | |

15 * Not listed below

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

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

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

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

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

| No. | Zoning Category | § References | <i>Mixed Use Office District Controls</i> |
|---|--|---|---|
| <i>Building and Siting Standards</i> | | | |
| 842.01 | <i>Height Limit</i> | <i>See Zoning Map, §§ 260-261.1, 263.20</i> | <i>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</i> |
| 842.02 | <i>Bulk Limit</i> | <i>See Zoning Map. §§ 270, 270.1, 270.2</i> | <i>As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid block alleys required, § 270.2</i> |
| 842.03 | <i>Non-residential density limit</i> | <i>§§ 102.9, 123, 124, 127</i> | <i>Generally contingent upon permitted height, per Section 124</i> |
| 842.04 | <i>Setbacks</i> | <i>§§ 134, 136, 136.2, 144, 145.1</i> | <i>Generally required</i> |
| 842.05 | <i>Awnings and Canopies</i> | <i>§§ 136, 136.1</i> | <i>P</i> |
| 842.06 | <i>Parking and Loading Access: Prohibition</i> | <i>§ 155(r)</i> | <i>None.</i> |

| | | | | |
|----|--------------------------------|---|---|---|
| 1 | 842.07 | <i>Parking and Loading Access: Siting and Dimensions</i> | §§ 145.1, 151.1, 152.1, 155 | <i>Requirements apply</i> |
| 2 | | | | |
| 3 | | | | |
| 4 | 842.08 | <i>Off Street Parking, Residential</i> | § 151.1 | <i>None required. Limits set forth in Section 151.1</i> |
| 5 | | | | |
| 6 | 842.09 | <i>Residential to non- residential ratio</i> | § 803.9(a) | <i>None</i> |
| 7 | | | | |
| 8 | 842.10 | <i>Off Street Parking, Non- Residential</i> | §§ 150, 151.1, 153-156, 166, 204.5 303-1 | <i>None required. Limits set forth in Section 151.1</i> |
| 9 | | | | |
| 10 | 842.11 | <i>Usable Open Space for Dwelling Units and Group Housing</i> | § 135 | <i>80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible</i> |
| 11 | | | | |
| 12 | | | | |
| 13 | 842.12 | <i>Usable Open Space for Non-Residential</i> | § 135.3 | <i>Required; amount varies based on use; may also pay in-lieu fee</i> |
| 14 | | | | |
| 15 | | | | |
| 16 | 842.13 | <i>Outdoor Activity Area</i> | § 890.71 | <i>P</i> |
| 17 | 842.14 | <i>General Advertising Sign</i> | §§ 607.2(b) & (c) and 611 | <i>NP</i> |
| 18 | <i>Residential Uses</i> | | | |
| 19 | 842.20 | <i>Dwelling Units</i> | § 102.7 | <i>P</i> |
| 20 | 842.21 | <i>Group Housing</i> | § 890.88(b) | <i>P</i> |
| 21 | 842.22 | <i>SRO Units</i> | § 890.88(e) | <i>P</i> |
| 22 | 842.23 | <i>Homeless Shelters</i> | §§ 102, 890.88(d) | <i>P</i> |
| 23 | 842.24 | <i>Dwelling Unit Density Limit</i> | §§ 124, 207.5, 208 | <i>No density limit #</i> |
| 24 | | | | |
| 25 | | | | |

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|----|---|---|------------------------------|---|
| 1 | 842.25 | <i>Dwelling Unit Mix</i> | § 207.6 | <i>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.</i> |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | 842.26 | <i>Affordability Requirements</i> | § 415 | <i>15% onsite/20% off site</i> |
| 7 | 842.27 | <i>Residential Demolition or Conversion</i> | § 317 | <i>Restrictions apply; see criteria of Section 317</i> |
| 8 | | | | |
| 9 | <i>Institutions</i> | | | |
| 10 | 842.30 | <i>Hospital, Medical Centers</i> | § 890.44 | <i>P</i> |
| 11 | 842.31 | <i>Residential Care Facility</i> | § 102 | <i>P</i> |
| 12 | 842.32 | <i>Educational Services</i> | § 890.50(e) | <i>P</i> |
| 13 | 842.33 | <i>Religious Facility</i> | § 890.50(d) | <i>P</i> |
| 14 | 842.34 | <i>Assembly and Social Service</i> | § 890.50(a) | <i>P</i> |
| 15 | 842.35 | <i>Child Care Facility</i> | § 102 | <i>P</i> |
| 16 | 842.36 | <i>Medical Cannabis Dispensary</i> | § 890.133 | <i>P</i> |
| 17 | | | | |
| 18 | <i>Vehicle Parking</i> | | | |
| 19 | 842.40 | <i>Automobile Parking Lot</i> | §§ 890.7, 890.9, 890.11 | <i>NP</i> |
| 20 | 842.41 | <i>Automobile Parking Garage</i> | §§ 3031890.8, 890.10, 890.12 | <i>C; subject to criteria of Sec. 303.</i> |
| 21 | | | | |
| 22 | <i>Retail Sales and Services</i> | | | |
| 23 | | | | |
| 24 | | | | |
| 25 | | | | |

| | | | | |
|----|---|---|---|---|
| 1 | 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. |
| 6 | 842.46 | Formula Retail | § 303.1 | P |
| 7 | 842.47 | Ambulance Service | § 890.2 | C |
| 8 | 842.48 | Self Storage | § 890.54(d) | NP |
| 9 | 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. |
| 13 | Assembly, Recreation, Arts and Entertainment | | | |
| 14 | 842.55 | Arts Activity | § 102.2 | P |
| 15 | 842.56 | Nighttime Entertainment | §§ 102.17, 181(f), 803.5(b) | C |
| 16 | 842.57 | Adult Entertainment | § 890.36 | NP |
| 17 | 842.58 | Amusement Arcade | § 890.4 | NP |
| 18 | 842.59 | Massage Establishment | § 890.60 | NP |
| 19 | 842.60 | Movie Theater | § 890.64 | P, up to three screens |
| 20 | 842.61 | Pool Hall not falling within Category 890.50(a) | §221(f) | P |
| 21 | 842.62 | Recreation Building, not falling within Category 842.34 | § 221(e) | P |

| | | | | |
|----|---|--|--------------------------------|--|
| 1 | Office | | | |
| 2 | 842.65 | <i>Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts</i> | §§ 890.70, 803.9(b) | <i>P</i> |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | 842.66 | <i>All-Other Office Uses</i> | § 890.70 | <i>P</i> |
| 7 | 842.67 | <i>Live/Work Units</i> | § 233 | <i>NP</i> |
| 8 | Motor Vehicle Services | | | |
| 9 | 842.70 | <i>Vehicle Storage – Open Lot</i> | § 890.131 | <i>NP</i> |
| 10 | 842.71 | <i>Vehicle Storage – Enclosed Lot or Structure</i> | § 303, 890.132 | <i>C; subject to criteria of Sec. 303.</i> |
| 11 | | | | |
| 12 | 842.72 | <i>Motor Vehicle Service Station, Automotive Wash</i> | §§ 890.18, 890.20 | <i>P</i> |
| 13 | | | | |
| 14 | 842.73 | <i>Motor Vehicle Repair</i> | § 890.15 | <i>P</i> |
| 15 | 842.74 | <i>Automobile Tow Service</i> | § 890.19 | <i>C</i> |
| 16 | 842.75 | <i>Non-Auto Vehicle Sales or Rental</i> | § 890.69 | <i>P</i> |
| 17 | | | | |
| 18 | Industrial, Home, and Business Service | | | |
| 19 | 842.78 | <i>Wholesale Sales</i> | § 890.54(b) | <i>P</i> |
| 20 | 842.79 | <i>Light Manufacturing</i> | § 890.54(a) | <i>P</i> |
| 21 | | | | |
| 22 | 842.80 | <i>Trade Shop</i> | § 890.124 | <i>P</i> |
| 23 | 842.81 | <i>Catering Service</i> | § 890.25 | <i>P</i> |
| 24 | 842.82 | <i>Business Goods and Equipment Repair Service</i> | § 890.23 | <i>P</i> |
| 25 | | | | |

| | | | | |
|----|--------------------------|------------------------------------|---------------------|----|
| 1 | 842.83 | <i>Business Service</i> | § 890.111 | P |
| 2 | 842.84 | <i>Commercial Storage</i> | § 890.54(e) | P |
| 3 | 842.85 | <i>Laboratory, life science</i> | § 890.53 | P |
| 4 | 842.86 | <i>Laboratory, not including</i> | §§ 890.52, 890.53 | P |
| 5 | | <i>life science laboratory</i> | | |
| 6 | 842.87 | <i>Industrial Agriculture</i> | § 102 | P |
| 7 | <i>Other Uses</i> | | | |
| 8 | 842.90 | <i>Mortuary Establishment</i> | § 227(c) | NP |
| 9 | 842.91 | <i>Animal Services</i> | § 224 | P |
| 10 | 842.92 | <i>Public Use, except Public</i> | §§ 890.80, 209.6(e) | P |
| 11 | | <i>Transportation Facility and</i> | | |
| 12 | | <i>Internet Service Exchange</i> | | |
| 13 | 842.94 | <i>Internet Services Exchange</i> | § 209.6(e) | C |
| 14 | 842.95 | <i>Public Transportation</i> | § 890.80 | P |
| 15 | | <i>Facilities</i> | | |
| 16 | 842.96 | <i>Open Air Sales</i> | §§ 803.9(d), 890.38 | P |
| 17 | 842.97A | <i>Open Recreation</i> | § 209.5 | P |
| 18 | 842.97B | <i>Neighborhood Agriculture</i> | § 102 | P |
| 19 | 842.97C | <i>Large-Scale Urban</i> | § 102 | C |
| 20 | | <i>Agriculture</i> | | |
| 21 | 842.98 | <i>Walk-up Facility, including</i> | §§ 890.140 | P |
| 22 | | <i>Automated Bank Teller</i> | | |
| 23 | | <i>Machine</i> | | |

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|---|--------|--------------------|-------|---------------------------------|
| 1 | 842.99 | Wireless | § 102 | C; P if the facility is a Micro |
| 2 | | Telecommunications | | WTS Facility |
| 3 | | Services Facility | | |

SPECIFIC PROVISIONS FOR MUO – MIXED USE OFFICE DISTRICT

| <i>Section</i> | | <i>Zoning Controls</i> |
|----------------|----------|---|
| 7 | § 842.24 | § 207(e)(4) |
| 8 | | <i>ACCESSORY DWELLING UNITS</i> |
| 9 | | <i>Boundaries: Within the boundaries of the MUO – Mixed Use Office</i> |
| 10 | | <i>District.</i> |
| 11 | | <i>Controls: An “Accessory Dwelling Unit,” as defined in Section 102 and</i> |
| 12 | | <i>meeting the requirements of Section 207(e)(4) is permitted to be constructed</i> |
| 13 | | <i>within an existing building in areas that allow residential use or within an</i> |
| 14 | | <i>existing and authorized auxiliary structure on the same lot.</i> |

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

* * * *

Table 838 843

UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE

| <u>Zoning Category</u> | <u>§ References</u> | <u>Urban Mixed Use District Controls</u> |
|------------------------------------|--|--|
| <u>BUILDING STANDARDS</u> | | |
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | <u>§§ 261, 261.1, 263.21, 270, 270.1, 270.2, 271</u> | <u>Varies; see also Height and Bulk District Maps. Non-habitable vertical projections permitted as set forth in § 263.21. Height</u> |

| | | |
|----|--|---|
| 1 | | <i>sculpting required on Alleys as set forth in §</i> |
| 2 | | <i>261.1. Horizontal mass reduction required</i> |
| 3 | | <i>as set forth in §270.1. Mid-block alleys</i> |
| 4 | | <i>required as set forth in §270.2.</i> |
| 5 | <i>Rear Yards</i> | <i>§§ 130, 134, 136</i> |
| 6 | | <i>Minimum rear yard depth shall be equal to</i> |
| 7 | | <i>25% of the total depth of the lot on which</i> |
| 8 | | <i>the building is situated, but in no case less</i> |
| 9 | | <i>than 15 feet.</i> |
| 10 | <i>Front Setback and Side</i> | <i>§§ 130, 132, 133</i> |
| 11 | <i>Yards</i> | |
| 12 | | <i>Front setbacks for residential uses are</i> |
| 13 | | <i>governed by the Ground Floor Residential</i> |
| 14 | | <i>Guidelines. Otherwise, front setbacks are</i> |
| 15 | | <i>not required.</i> |
| 16 | <u>Street Frontage and Public Realm</u> | |
| 17 | <i>Streetscape and</i> | <i>§ 138.1</i> |
| 18 | <i>Pedestrian Improvements</i> | |
| 19 | | <i>Required as set forth in Section 138.1</i> |
| 20 | <i>Street Frontage</i> | <i>§ 145.1</i> |
| 21 | <i>Requirements</i> | |
| 22 | | <i>Required as set forth in Sections 145.1;</i> |
| 23 | | <i>controls apply to above-grade parking</i> |
| 24 | | <i>setbacks, parking and loading entrances,</i> |
| 25 | | <i>active uses, street-facing ground-level</i> |
| | | <i>spaces, ground-floor ceiling heights,</i> |
| | | <i>transparency and fenestration, and gates,</i> |
| | | <i>railings, and grillwork. Exceptions</i> |
| | | <i>permitted for historic buildings.</i> |
| | <i>Active street-facing</i> | <i>§ 145.4</i> |
| | <i>ground-floor uses</i> | |
| | | <i>Third Street, in the UMU districts for</i> |
| | | <i>parcel frontages wholly contained within</i> |

| | | |
|---|--|--|
| | | <i>100 linear feet north or south of Mariposa Street or 100 linear feet north or south of 20th Street.</i> |
| <i>Parking and Loading Access Restrictions</i> | <i>§ 155(r)</i> | <i>As required by Section 155(r).</i> |
| <i>Usable Open Space for Non-Residential Uses</i> | <i>§§ 135.3, 426</i> | <i>As required by §§135.3 and 426; may also pay in-lieu fee.</i> |
| <i>Artworks and Recognition of Artists and Architects</i> | <i>§ 429.</i> | <i>Required for new buildings and building additions of 25,000 square feet or more.</i> |
| <u>Miscellaneous</u> | | |
| <i>Design Guidelines</i> | <i>General Plan Commerce and Industry Element.</i> | <i>Subject to the Urban Design Guidelines</i> |
| <i>Large Project Review</i> | <i>§ 329</i> | <i>As required by § 329.</i> |
| <i>Planned Unit Development</i> | <i>§ 304</i> | <i>NP</i> |
| <i>Awning or Canopy</i> | <i>§ 136, 136.1</i> | <i>P</i> |
| <i>Marquee</i> | <i>§ 136, 136.1</i> | <i>NP</i> |
| <i>Signs</i> | <i>§ 607.2</i> | <i>As permitted by Section § 607.2.</i> |
| <i>General Advertising Signs</i> | <i>§§ 262, 602, 604, 608, 609, 610, 611</i> | <i>NP</i> |
| <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| <u>Development Standards</u> | | |
| <i>Usable Open Space</i> | <i>§§ 135, 136</i> | <i>80 square feet if private, 54 square feet if publicly accessible.</i> |

| | | | |
|----|-----------------------------------|---------------------------------|--|
| 1 | <u>[Per Dwelling Unit or</u> | | |
| 2 | <u>Group Housing Room]</u> | | |
| 3 | | | <u>No car parking required. Maximum</u> |
| 4 | | | <u>permitted as set forth in § 151. Bike parking</u> |
| 5 | <u>Off-Street Parking</u> | <u>§§ 150-151.1, 153 - 156,</u> | <u>required by § 155.2. If car parking is</u> |
| 6 | <u>Requirements</u> | <u>166, 167, 204.5</u> | <u>provided, car share spaces are required</u> |
| 7 | | | <u>when a project has 50 units or more as set</u> |
| 8 | | | <u>forth in § 166.</u> |
| 9 | <u>Off-Street Freight</u> | <u>§§ 150, 152, 153 - 155,</u> | <u>None required if Occupied Floor Area is</u> |
| 10 | <u>Loading</u> | <u>204.5</u> | <u>less than 100,000 square feet.</u> |
| 11 | <u>Residential Conversion,</u> | | <u>C for Removal of one or more Residential</u> |
| 12 | <u>Demolition, or Merger</u> | <u>§ 317</u> | <u>Units or Unauthorized Units.</u> |
| 13 | | | <u>At least 40% of all Dwelling Units must</u> |
| 14 | <u>Dwelling Unit Mix</u> | <u>§ 207.6</u> | <u>contain two or more bedrooms or 30% of</u> |
| 15 | | | <u>all Dwelling Units must contain three or</u> |
| 16 | | | <u>more bedrooms.</u> |
| 17 | <u>Use Characteristics</u> | | |
| 18 | <u>Intermediate Length</u> | <u>§§ 102, 202.10</u> | <u>P(1)</u> |
| 19 | <u>Occupancy</u> | | |
| 20 | <u>Single Room Occupancy</u> | <u>§ 102</u> | <u>NP</u> |
| 21 | <u>Student Housing</u> | <u>§ 102</u> | <u>P</u> |
| 22 | <u>Residential Uses</u> | | |
| 23 | <u>Dwelling Units</u> | <u>§ 102</u> | <u>P</u> |
| 24 | <u>Group Housing</u> | <u>§ 102</u> | <u>P</u> |
| 25 | <u>Homeless Shelter</u> | <u>§ 102</u> | <u>P</u> |

| | | | |
|----|--|--|--|
| 1 | | | <i>No density limit. Density is regulated by the</i> |
| 2 | <i><u>Dwelling Unit and Group</u></i> | <i><u>§ 207</u></i> | <i>permitted height and bulk, and required</i> |
| 3 | <i><u>Housing Density</u></i> | | <i>setbacks, exposure, and open space of each</i> |
| 4 | | | <i>development lot.</i> |
| 5 | <i><u>Homeless Shelter Density</u></i> | <i><u>§§ 102, 208</u></i> | <i>Density limits regulated by the</i> |
| 6 | | | <i>Administrative Code.</i> |
| 7 | <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
| 8 | <u>Development Standards</u> | | |
| 9 | <i><u>Floor Area Ratio</u></i> | <i><u>§§ 123, 124</u></i> | <i>Section 124 sets forth Basic FAR based on</i> |
| 10 | | | <i>height.</i> |
| 11 | <i><u>Off-Street Parking</u></i> | <i><u>§§ 150-151.1, 153 - 156,</u></i> | <i>No car parking required. Maximum</i> |
| 12 | <i><u>Requirements</u></i> | <i><u>166, 204.5</u></i> | <i>permitted as set forth in § 151. Bike parking</i> |
| 13 | | | <i>required per § 155.2. If car parking is</i> |
| 14 | | | <i>provided, car share spaces are required</i> |
| 15 | | | <i>when a project has 25 units or more per</i> |
| 16 | | | <i>§ 166.</i> |
| 17 | <i><u>Off-Street Freight</u></i> | <i><u>§§ 150, 152, 153 - 155,</u></i> | <i>None required if Occupied Floor Area is</i> |
| 18 | | <i><u>204.5</u></i> | <i>less than 10,000 square feet.</i> |
| 19 | <i><u>Use Size Controls</u></i> | | <i>As indicated in this table by end notes (2)</i> |
| 20 | | | <i>and (3), certain Uses have size limits.</i> |
| 21 | <i><u>Ground Floor Ceiling</u></i> | | <i>Required minimum floor-to-floor height of</i> |
| 22 | <i><u>Height</u></i> | <i><u>§ 145.1(c)(4)</u></i> | <i>17 feet, as measured from grade.</i> |
| 23 | <u>Commercial Use Characteristics</u> | | |
| 24 | <i><u>Drive-up Facility</u></i> | <i><u>§ 102</u></i> | <i><u>NP</u></i> |
| 25 | <i><u>Formula Retail</u></i> | <i><u>§§ 102, 303.1</u></i> | <i><u>C</u></i> |

| | | | |
|----|---|-------------------------|--|
| 1 | <u>Hours of Operation</u> | <u>§ 102</u> | <u>No limit</u> |
| 2 | <u>Maritime Use</u> | <u>§ 102</u> | <u>NP</u> |
| 3 | <u>Open Air Sales</u> | <u>§ 102</u> | <u>P</u> |
| 4 | <u>Outdoor Activity Area</u> | <u>§ 102</u> | <u>P</u> |
| 5 | <u>Walk-up Facility</u> | <u>§ 102</u> | <u>P</u> |
| 6 | <u>Agricultural Use Category</u> | | |
| 7 | <u>Agricultural Uses</u> | <u>§§ 102, 202.2(c)</u> | <u>P</u> |
| 8 | <u>Automotive Use Category</u> | | |
| 9 | <u>Automotive Uses*</u> | <u>§ 102</u> | <u>P</u> |
| 10 | <u>Ambulance Service</u> | <u>§ 102</u> | <u>C(5)</u> |
| 11 | <u>Automobile Sale or</u> | <u>§ 102</u> | <u>P if in an enclosed building; otherwise</u> |
| 12 | <u>Rental</u> | | <u>NP(2)</u> |
| 13 | <u>Automotive Wash</u> | <u>§ 102</u> | <u>C(5)</u> |
| 14 | <u>Motor Vehicle Tow</u> | <u>§ 102</u> | <u>C(5)</u> |
| 15 | <u>Service</u> | | |
| 16 | <u>Private Parking Garage</u> | <u>§ 102</u> | <u>C(5)</u> |
| 17 | <u>Private Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 18 | <u>Public Parking Garage</u> | <u>§ 102</u> | <u>C(5)</u> |
| 19 | <u>Public Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 20 | <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C(5)</u> |
| 21 | <u>Vehicle Storage Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 22 | <u>Entertainment, Arts and Recreation Use Category</u> | | |
| 23 | <u>Entertainment, Arts and</u> | <u>§ 102, 803.9(b)</u> | <u>P</u> |
| 24 | <u>Recreation Uses*</u> | | |
| 25 | | | |

| | | | |
|----|--|------------------------------|-------------------------------|
| 1 | <u>Movie Theater</u> | <u>§ 102</u> | <u>P, up to three screens</u> |
| 2 | <u>Livery Stable</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 3 | <u>Outdoor Entertainment</u> | <u>§ 102</u> | <u>NP</u> |
| 4 | <u>Sports Stadium</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 5 | <u>Industrial Use Category</u> | | |
| 6 | <u>Industrial Uses</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 7 | <u>Light Manufacturing</u> | <u>§ 102</u> | <u>P</u> |
| 8 | <u>Institutional Use Category</u> | | |
| 9 | <u>Institutional Uses</u> | <u>§§ 202.2(e), 803.9(b)</u> | <u>P</u> |
| 10 | <u>Hospital</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 11 | <u>Post-Secondary</u> | <u>§ 102</u> | <u>C(5)</u> |
| 12 | <u>Educational Institution</u> | | |
| 13 | <u>Sales and Service Category</u> | | |
| 14 | <u>Retail Sales and Service</u> | <u>§§ 102, 202.2(a)</u> | <u>P(2)</u> |
| 15 | <u>Uses*</u> | | |
| 16 | <u>Adult Business</u> | <u>§ 102</u> | <u>C(5)</u> |
| 17 | <u>Adult Sex Venue</u> | <u>§ 102</u> | <u>C</u> |
| 18 | <u>Gym</u> | <u>§§ 102; 803.9(g)</u> | <u>P(3)</u> |
| 19 | <u>Hotel</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 20 | <u>Massage Establishment</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 21 | <u>Mortuary</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 22 | <u>Self Storage</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 23 | <u>Trade Shop</u> | <u>§ 102</u> | <u>P</u> |

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| | | | |
|----|---|-------------------------|----------------|
| 1 | <u>Non-Retail Sales and</u> | | |
| 2 | <u>Service*</u> | <u>§ 102</u> | <u>P</u> |
| 3 | <u>Life Science</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 4 | <u>Office Uses</u> | <u>§§ 102; 803.9(f)</u> | <u>P(4)</u> |
| 5 | <u>Professional Services,</u> | <u>§§ 102</u> | <u>P(4)</u> |
| 6 | <u>Non-Retail</u> | | |
| 7 | <u>Utility and Infrastructure Use Category</u> | | |
| 8 | <u>Utility and Infrastructure</u> | | |
| 9 | <u>uses*</u> | <u>§ 102</u> | <u>NP(5)</u> |
| 10 | <u>Public Transportation</u> | | |
| 11 | <u>Facility</u> | <u>§ 102</u> | <u>P</u> |
| 12 | <u>Wireless</u> | | |
| 13 | <u>Telecommunications</u> | <u>§ 102</u> | <u>C(3)(5)</u> |
| 14 | <u>Services Facility</u> | | |

15 * Not Listed Below

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

18 (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
 19 25,000 Gross Square Feet per Lot; above 25,000 gross sq. ft. permitted only if the ratio of other
 20 permitted uses to retail on the Lot is at least 3:1.

21 (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
 22 ratio.

23 (4) Unless located within a historic building per §803.9(c), uses subject to vertical control of
 24 § 803.9(f).

25 (5) P in historic buildings per §803.9(c).

* * * *

| <i>No.</i> | <i>Zoning Category</i> | <i>§ References</i> | <i>Urban Mixed Use District Controls</i> |
|---|--|---|---|
| <i>Building and Siting Standards</i> | | | |
| 843.01 | <i>Height Limit</i> | <i>See Zoning Map, §§ 260 – 261.1, 263.20</i> | <i>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</i> |
| 843.02 | <i>Bulk Limit</i> | <i>See Zoning Map, §§ 270, 270.1, 270.2</i> | <i>As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid block alleys required, § 270.2</i> |
| 843.03 | <i>Non residential density limit</i> | <i>§§ 102.9, 123, 124, 127</i> | <i>Generally contingent upon permitted height, per Section 124</i> |
| 843.04 | <i>Setbacks</i> | <i>§§ 134, 136, 136.2, 144, 145.1</i> | <i>Generally required</i> |
| 843.05 | <i>Awnings and Canopies</i> | <i>§§ 136, 136.1</i> | <i>P</i> |
| 843.06 | <i>Parking and Loading Access: Prohibition</i> | <i>§ 155(r)</i> | <i>None</i> |

| | | | | |
|----|--------------------------------|---|--|---|
| 1 | 843.07 | <i>Parking and Loading Access: Siting and Dimensions</i> | <i>§§ 145.1, 151.1, 152.1, 155</i> | <i>Requirements apply</i> |
| 2 | | | | |
| 3 | | | | |
| 4 | 843.08 | <i>Off Street Parking, Residential</i> | <i>§ 151.1</i> | <i>None required. Limits set forth in Section 151.1</i> |
| 5 | | | | |
| 6 | 843.09 | <i>Residential to non- residential ratio</i> | <i>§ 803.9 (a)</i> | <i>None</i> |
| 7 | | | | |
| 8 | 843.10 | <i>Off Street Parking, Non- Residential</i> | <i>§§ 150, 151.1, 153-156, 166, 204.5-3031</i> | <i>None required. Limits set forth in Section 151.1</i> |
| 9 | | | | |
| 10 | 843.11 | <i>Usable Open Space for Dwelling Units and Group Housing</i> | <i>§ 135</i> | <i>80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible</i> |
| 11 | | | | |
| 12 | | | | |
| 13 | 843.12 | <i>Usable Open Space for Non-Residential</i> | <i>§ 135.3</i> | <i>Required; amount varies based on use; may also pay in lieu fee</i> |
| 14 | | | | |
| 15 | 843.13 | <i>Outdoor Activity Area</i> | <i>§ 890.71</i> | <i>P</i> |
| 16 | 843.14 | <i>General Advertising Sign</i> | <i>§§ 607.2(b) & (e) and 611</i> | <i>NP</i> |
| 17 | | | | |
| 18 | <i>Residential Uses</i> | | | |
| 19 | 843.20 | <i>Dwelling Units</i> | <i>§ 102.7</i> | <i>P</i> |
| 20 | 843.21 | <i>Group Housing</i> | <i>§ 890.88(b)</i> | <i>P</i> |
| 21 | 843.22 | <i>SRO Units</i> | <i>§ 890.88(c)</i> | <i>NP</i> |
| 22 | 843.23 | <i>Homeless Shelters</i> | <i>§§ 102, 890.88(d)</i> | <i>P</i> |
| 23 | 843.24 | <i>Dwelling Unit Density Limit</i> | <i>§§ 124, 207.5, 208</i> | <i>No density limit #</i> |
| 24 | | | | |
| 25 | | | | |

| | | | | |
|----|----------------------------------|---------------------------|-------------------------|--|
| 1 | 843.25 | Dwelling Unit Mix | § 207.6 | At least 40% of all dwelling units must |
| 2 | | | | contain two or more bedrooms or 30% of |
| 3 | | | | all dwelling units must contain three or |
| 4 | | | | more bedrooms. |
| 5 | 843.26 | Affordability | § 319 | Varies see Section 319 |
| 6 | | Requirements | | |
| 7 | 843.27 | Residential Demolition or | § 317 | Restrictions apply; see criteria of |
| 8 | | Conversion | | Section 317 |
| 9 | Institutions | | | |
| 10 | 843.30 | Hospital, Medical Centers | § 890.44 | NP |
| 11 | 843.31 | Residential Care | § 890.50(e) | C |
| 12 | 843.32 | Educational Services | § 890.50(e) | C for post secondary institutions; P for all |
| 13 | | | | other |
| 14 | 843.33 | Religious Facility | § 890.50(d) | P |
| 15 | 843.34 | Assembly and Social | § 890.50(a) | P |
| 16 | | Service | | |
| 17 | 843.35 | Child Care Facility | § 102 | P |
| 18 | 843.36 | Medical Cannabis | § 890.133 | P |
| 19 | | Dispensary | | |
| 20 | Vehicle Parking | | | |
| 21 | 843.40 | Automobile Parking Lot | §§ 890.7, 890.9, 890.11 | NP |
| 22 | 843.41 | Automobile Parking | §§ 303, 890.8, 890.10, | C; subject to criteria of Sec. 303. |
| 23 | | Garage | 890.12 | |
| 24 | Retail Sales and Services | | | |
| 25 | | | | |

| | | | | |
|----|---|---|--------------------------------------|--|
| 1 | 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. |
| 6 | 843.46 | Formula Retail | §§ 303.1, 843.45 | C. If approved, subject to size controls in Section 843.45. |
| 8 | 843.47 | Ambulance Service | § 890.2 | C |
| 9 | 843.48 | Self Storage | § 890.54(d) | NP |
| 10 | 843.49 | Tourist Hotel | § 890.46 | NP |
| 11 | 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). |
| 14 | Assembly, Recreation, Arts and Entertainment | | | |
| 15 | 843.55 | Arts Activity | § 102.2 | P |
| 16 | 843.56 | Nighttime Entertainment | §§ 102.17, 181(f), 803.5(b) | P |
| 18 | 843.57 | Adult Entertainment | § 890.36 | C |
| 19 | 843.58 | Amusement Arcade | § 890.4 | P |
| 20 | 843.59 | Massage Establishment | § 890.60 | NP |
| 21 | 843.60 | Movie Theater | § 890.64 | P, up to three screens |
| 22 | 843.61 | Pool Hall not falling within Category 890.50(a) | § 221(f) | P |

| | | | | |
|----|-------------------------------|---|---|--|
| 1 | 843.62 | Recreation Building, not falling within Category 843.34 | § 221(e) | P |
| 2 | | | | |
| 3 | | | | |
| 4 | Office | | | |
| 5 | 843.65 | Office Uses in Landmark Buildings | §§ 890.70, 803.9(e) | P |
| 6 | | | | |
| 7 | 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) |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | 843.66 | All other Office Uses | §§ 803.9(f), 890.70, 890.118 | Subject to vertical control of Sec. 803.9(f) (2) |
| 12 | | | | |
| 13 | 843.67 | Live/Work Units | § 233 | NP |
| 14 | Motor Vehicle Services | | | |
| 15 | 843.70 | Vehicle Storage Open Lot | § 890.131 | NP |
| 16 | | | | |
| 17 | 843.71 | Vehicle Storage Enclosed Lot or Structure | § 303, 890.132 | C; subject to criteria of Sec. 303. |
| 18 | | | | |
| 19 | 843.72 | Motor Vehicle Service Station | § 890.18 | P |
| 20 | | | | |
| 21 | 843.73 | Motor Vehicle Repair | § 890.15 | P |
| 22 | | | | |
| 23 | 843.74 | Automobile Tow Service | § 890.19 | C |
| 24 | 843.75 | Non Auto Vehicle Sales or Rental | § 890.69 | P |
| 25 | | | | |

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|----|---|---------------------------|---------------------|--|
| 1 | 843.76 | Automobile Sale or Rental | § 890.13 | <i>P</i> ; subject to size controls in Section |
| 2 | | | | 843.45. |
| 3 | 843.77 | Automotive Wash | § 890.20 | <i>C</i> |
| 4 | Industrial, Home, and Business Service | | | |
| 5 | 843.78 | Wholesale Sales | § 890.54(b) | <i>P</i> |
| 6 | 843.79 | Light Manufacturing | § 890.54(a) | <i>P</i> |
| 7 | 843.80 | Trade Shop | § 890.124 | <i>P</i> |
| 8 | 843.81 | Catering Service | § 890.25 | <i>P</i> |
| 9 | 843.82 | Business Goods and | § 890.23 | <i>P</i> |
| 10 | | Equipment Repair Service | | |
| 11 | 843.83 | Business Service | § 890.111 | <i>P</i> |
| 12 | 843.84 | Commercial Storage | § 890.54(e) | <i>P</i> |
| 13 | 843.85 | Laboratory, life science | § 890.53 | <i>NP</i> |
| 14 | 843.86 | Laboratory, not including | §§ 890.52, 890.53 | <i>P</i> |
| 15 | | life science laboratory | | |
| 16 | 843.87 | Industrial Agriculture | § 102 | <i>P</i> |
| 17 | Other Uses | | | |
| 18 | 843.90 | Mortuary Establishment | § 227(e) | <i>NP</i> |
| 19 | 843.91 | Animal Services | § 224 | <i>P</i> |
| 20 | 843.92 | Public Use, except Public | §§ 890.80, 209.6(e) | <i>P</i> |
| 21 | | Transportation Facility | | |
| 22 | | and Internet Service | | |
| 23 | | Exchange | | |
| 24 | | | | |
| 25 | | | | |

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|----|---------|---|---------------------|--|
| 1 | 843.94 | Internet Services Exchange | 209.6(d) | NP |
| 2 | | | | |
| 3 | 843.95 | Public Transportation Facilities | § 890.80 | P |
| 4 | | | | |
| 5 | 843.96 | Open Air Sales | §§ 803.9(e), 890.38 | P |
| 6 | 843.97A | Open Recreation | § 209.5 | P |
| 7 | 843.97B | Neighborhood Agriculture | § 102 | P |
| 8 | | | | |
| 9 | 843.97C | Large-Scale Urban Agriculture | § 102 | C |
| 10 | | | | |
| 11 | 843.98 | Walk-up Facility, including Automated Bank Teller Machine | §§ 890.140 | P |
| 12 | | | | |
| 13 | | | | |
| 14 | 843.99 | Wireless Telecommunications Services Facility | § 102 | C; P if the facility is a Micro WTS Facility |
| 15 | | | | |
| 16 | | | | |
| 17 | | | | |

SPECIFIC PROVISIONS FOR UMU—URBAN MIXED USE DISTRICT

| Section | | Zoning Controls |
|----------------|-------------|--|
| § 843.24 | § 207(e)(4) | <p>ACCESSORY DWELLING UNITS</p> <p>Boundaries: Within the boundaries of the UMU—Mixed Use District.</p> <p>Controls: An “Accessory Dwelling Unit,” as defined in Section 102 and meeting the requirements of Section 207(e)(4) is permitted to be constructed</p> |

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| | | <i>within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot.</i> |
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SEC. 839 844. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.

* * * *

Table 839 844

WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE

| <u>Zoning Category</u> | <u>§ References</u> | <u>Western SoMa Mixed Use-General District Controls</u> |
|------------------------------------|--|--|
| <u>BUILDING STANDARDS</u> | | |
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | <u>§§, 261.1, 270, 270.1, 270.2, 271</u> | <u>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.</u> |
| <u>Rear Yards</u> | <u>§§ 130, 134, 136</u> | <u>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.</u> |

| | | | |
|----|--|------------------------------|--|
| 1 | <u>Front Setback and Side</u> | | <u>Front setbacks for residential uses are</u> |
| 2 | <u>Yards</u> | <u>§§ 130, 132, 133</u> | <u>governed by the Ground Floor Residential</u> |
| 3 | | | <u>Guidelines. Otherwise not required.</u> |
| 4 | <u>Street Frontage and Public Realm</u> | | |
| 5 | <u>Streetscape and</u> | | |
| 6 | <u>Pedestrian Improvements</u> | <u>§ 138.1</u> | <u>As required by §138.1.</u> |
| 7 | | | |
| 8 | | | <u>Required; controls apply to above-grade</u> |
| 9 | | | <u>parking setbacks, parking and loading</u> |
| 10 | <u>Street Frontage</u> | | <u>entrances, active uses, street-facing ground-</u> |
| 11 | <u>Requirements</u> | <u>§ 145.1</u> | <u>level spaces, ground-floor ceiling heights,</u> |
| 12 | | | <u>transparency and fenestration, and gates,</u> |
| 13 | | | <u>railings, and grillwork. Exceptions</u> |
| 14 | | | <u>permitted for historic buildings.</u> |
| 15 | <u>Active street-facing</u> | | |
| 16 | <u>ground-floor uses</u> | <u>§ 145.4</u> | <u>None</u> |
| 17 | <u>required</u> | | |
| 18 | <u>Parking and Loading</u> | | |
| 19 | <u>Access Restrictions</u> | <u>§ 155(r)</u> | <u>As required by §155(r).(6)</u> |
| 20 | <u>Usable Open Space for</u> | | |
| 21 | <u>Non-Residential Uses</u> | <u>§ 135.3, 426</u> | <u>Required; amount varies based on use; may</u> |
| 22 | | | <u>also pay in-lieu fee.</u> |
| 23 | <u>Artworks and Recognition</u> | | |
| 24 | <u>of Artists and Architects</u> | <u>§ 429.</u> | <u>Required for new buildings and building</u> |
| 25 | | | <u>additions of 25,000 square feet or more.</u> |
| | <u>Miscellaneous</u> | | |
| | <u>Design Guidelines</u> | <u>General Plan Commerce</u> | <u>Subject to the Urban Design Guidelines.</u> |
| | | <u>and Industry Element.</u> | |

| | | | |
|----|--|------------------------------------|---|
| 1 | <u>Large Project Review</u> | <u>§ 329, 249.39</u> | <u>As required by § 329.(6)</u> |
| 2 | <u>Planned Unit</u> | | |
| 3 | <u>Development</u> | <u>§ 304</u> | <u>NP</u> |
| 4 | <u>Awning, Canopy or</u> | | |
| 5 | <u>Marquee</u> | <u>§ 136, 136.1</u> | <u>P</u> |
| 6 | <u>Signs</u> | <u>§ 607.2</u> | <u>As permitted by Section § 607.2.</u> |
| 7 | <u>General Advertising</u> | <u>§§ 262, 602, 604, 608, 609,</u> | |
| 8 | <u>Signs</u> | <u>610, 611</u> | <u>NP</u> |
| 9 | <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| 10 | <u>Development Standards</u> | | |
| 11 | <u>Usable Open Space</u> | | |
| 12 | <u>[Per Dwelling Unit or</u> | <u>§§ 135, 136, 249.39</u> | <u>80 square feet if private, 54 square feet if</u> |
| 13 | <u>Group Housing Room]</u> | | <u>publicly accessible.(6)</u> |
| 14 | | | <u>No car parking required. Maximum</u> |
| 15 | | | <u>permitted as set forth in § 151. Bike parking</u> |
| 16 | <u>Off-Street Parking</u> | <u>§§ 150-151.1, 155.2, 153 -</u> | <u>required per § 155.2. If car parking is</u> |
| 17 | <u>Requirements</u> | <u>156, 166, 167, 204.5</u> | <u>provided, car share spaces are required</u> |
| 18 | | | <u>when a project has 50 units or more per</u> |
| 19 | | | <u>§ 166.</u> |
| 20 | <u>Off-Street Freight</u> | <u>§§ 150, 152, 153 - 155,</u> | <u>None required if Occupied Floor Area is</u> |
| 21 | <u>Loading, Residential</u> | <u>204.5</u> | <u>less than 100,000 square feet.</u> |
| 22 | <u>Residential Conversion,</u> | | <u>C for Removal of one or more Residential</u> |
| 23 | <u>Demolition, or Merger</u> | <u>§ 317</u> | <u>Units or Unauthorized Units.</u> |
| 24 | | | |
| 25 | <u>Dwelling Unit Mix</u> | <u>§ 207.6</u> | <u>At least 40% of all Dwelling Units must</u> <u>contain two or more bedrooms or 30% of</u> |

| | | |
|--|-----------------------------|--|
| | | <i>all Dwelling Units must contain three or more bedrooms.</i> |
| <u>Use Characteristics</u> | | |
| <i>Intermediate Length Occupancy</i> | <u>§§ 102, 202.10</u> | <i>P(3)</i> |
| <i>Single Room Occupancy</i> | <u>§ 102, 249.39</u> | <i>P with minimum SRO unit size of 275 square feet.</i> |
| <i>Student Housing</i> | <u>§ 102</u> | <i>C in newly constructed buildings only. Otherwise, NP.</i> |
| <u>Residential Uses</u> | | |
| <i>Dwelling Units</i> | <u>§102</u> | <i>P</i> |
| <i>Group Housing</i> | <u>§§ 102, 249.78(c)(8)</u> | <i>P</i> |
| <i>Homeless Shelters</i> | <u>§ 208</u> | <i>P</i> |
| <i>Dwelling Unit and Group Housing Density</i> | <u>§§ 102, 207</u> | <i>No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.</i> |
| <i>Homeless Shelter Density</i> | <u>§§ 102, 208</u> | <i>Density limits regulated by the Administrative Code.</i> |
| <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
| <u>Development Standards</u> | | |
| <i>Floor Area Ratio</i> | <u>§§ 123, 124</u> | <i>FAR based on permitted height, see Section 124 for more information.</i> |

| | | | |
|----|--|---------------------------------|--|
| 1 | | | <i>No car parking required. Maximum</i> |
| 2 | | | <i>permitted as set forth in § 151. Bike parking</i> |
| 3 | <i>Off-Street Parking</i> | <i>§§ 150-151.1, 153 - 156,</i> | <i>required per § 155.2. If car parking is</i> |
| 4 | <i>Requirements</i> | <i>166, 204.5</i> | <i>provided, car share spaces are required</i> |
| 5 | | | <i>when a project has 25 units or more per</i> |
| 6 | | | <i>§ 166.</i> |
| 7 | <i>Off-Street Freight</i> | <i>§§ 150, 152, 153 - 155,</i> | <i>None required if Occupied Floor Area is</i> |
| 8 | <i>Loading, Non-Residential</i> | <i>204.5</i> | <i>less than 10,000 square feet.</i> |
| 9 | | | <i>As indicated in this table by end note (5),</i> |
| 10 | <i>Use Size Controls</i> | | <i>certain Uses are limited to a total of 10,000</i> |
| 11 | | | <i>gsf per lot and NP above.</i> |
| 12 | <i>Ground Floor Ceiling</i> | | <i>Required minimum floor-to-floor height of</i> |
| 13 | <i>Height</i> | <i>§ 145.1(c)(4)</i> | <i>14 feet, as measured from grade.</i> |
| 14 | <u>Commercial Use Characteristics</u> | | |
| 15 | <i>Drive-up Facility</i> | <i>§ 102</i> | <i>NP</i> |
| 16 | <i>Formula Retail</i> | <i>§§ 102, 303.1</i> | <i>C</i> |
| 17 | | | <i>P 6 a.m.-2 a.m.</i> |
| 18 | <i>Hours of Operation</i> | <i>§ 102</i> | <i>C 2 a.m.-6 a.m.</i> |
| 19 | <i>Maritime Use</i> | <i>§ 102</i> | <i>NP</i> |
| 20 | <i>Open Air Sales</i> | <i>§ 102</i> | <i>P(5)</i> |
| 21 | | | <i>P if in front or it complies with Section</i> |
| 22 | <i>Outdoor Activity Area</i> | <i>§ 102, 145.2</i> | <i>202.2(a)(7), C if elsewhere.</i> |
| 23 | <i>Walk-up Facility</i> | <i>§ 102</i> | <i>P</i> |
| 24 | <u>Agricultural Use Category</u> | | |
| 25 | <i>Agricultural Uses*</i> | <i>§§ 102, 202.2(c)</i> | <i>P</i> |

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| <u>Automotive Use Category</u> | | |
|---|------------------------|---|
| <u>Automotive Uses*</u> | <u>§ 102</u> | <u>P (4)</u> |
| <u>Ambulance Service</u> | <u>§ 102</u> | <u>C (4)(5)(1)</u> |
| <u>Automobile Sale or Rental</u> | <u>§ 102</u> | <u>P if in an enclosed building; otherwise, NP.</u> |
| <u>Motor Vehicle Tow Service</u> | <u>§ 102</u> | <u>C(1)(4)</u> |
| <u>Private Parking Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| <u>Private Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Public Parking Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| <u>Public Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C(1)</u> |
| <u>Vehicle Storage Lot</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Entertainment, Arts and Recreation Use Category</u> | | |
| <u>Entertainment, Arts and Recreation Uses*</u> | <u>§ 102, 803.9(b)</u> | <u>C (1)</u> |
| <u>Arts Activities</u> | <u>§ 102</u> | <u>P</u> |
| <u>Entertainment, General</u> | <u>§ 102</u> | <u>CP(8)</u> |
| <u>Movie Theater</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Nighttime Entertainment</u> | <u>§ 102</u> | <u>NP(8)</u> |
| <u>Open Recreation Area</u> | <u>§ 102</u> | <u>P</u> |
| <u>Industrial Use Category</u> | | |
| <u>Industrial Uses</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Light Manufacturing</u> | <u>§ 102</u> | <u>P</u> |

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| <u>Institutional Use Category</u> | | |
|---|-----------------------------------|---------------|
| <u>Institutional Uses</u> | <u>§§ 102, 202.2(e), 803.9(b)</u> | <u>P</u> |
| <u>Hospital</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Post-Secondary Educational Institution</u> | <u>§ 102</u> | <u>C(1)</u> |
| <u>Sales and Service Category</u> | | |
| <u>Retail Sales and Service Uses*</u> | <u>§§ 102, 202.2(a)</u> | <u>P (5)</u> |
| <u>Adult Business</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Adult Sex Venue</u> | | <u>P(7)</u> |
| <u>Hotel</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Massage Establishment</u> | <u>§ 102</u> | <u>C(1)</u> |
| <u>Mortuary</u> | <u>§ 102</u> | <u>NP (1)</u> |
| <u>Self Storage</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Trade Shop</u> | <u>§ 102</u> | <u>P</u> |
| <u>Non-Retail Sales and Service*</u> | <u>§ 102</u> | <u>P</u> |
| <u>Laboratory</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Life Science</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Office Uses</u> | <u>§ 102</u> | <u>NP(1)</u> |
| <u>Wholesale Storage</u> | <u>§ 102</u> | <u>C(1)</u> |
| <u>Utility and Infrastructure Use Category</u> | | |
| <u>Utility and Infrastructure uses*</u> | <u>§ 102</u> | <u>NP(1)</u> |

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|---|------------------------------|--------------|----------------|
| 1 | <u>Public Transportation</u> | <u>§ 102</u> | <u>P</u> |
| 2 | <u>Facility</u> | | |
| 3 | <u>Wireless</u> | | |
| 4 | <u>Telecommunications</u> | <u>§ 102</u> | <u>C(1)(2)</u> |
| 5 | <u>Services Facility</u> | | |

6 * Not listed below

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

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

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

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

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

14 (6) For projects within the Western SoMa SUD, see specific requirements in Section 823.

15 (7) P up to 25,000 gross sq. ft. per lot; above 25,000 gross sq. ft. permitted only if the ratio of other
 16 permitted uses to retail is at least 3:1.

17 (8) P for properties fronting Folsom Street between 7th Street and Division Street and
 18 properties fronting 11th Street between Howard Street and Division Street.

| 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 |

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|--------|---|---|--|
| | | | <i>Height sculpting required on narrow streets, § 261.1</i> |
| 844.02 | <i>Bulk Limit</i> | <i>See Zoning Map, §§ 270, 270.1, 270.2</i> | <i>As shown on Sectional Maps 1 and 7 of the Zoning Map Mid block alleys required, § 270.2</i> |
| 844.03 | <i>Non-residential density limit</i> | <i>§§ 102.9, 123, 124, 127</i> | <i>Generally contingent upon permitted height, per Section 124</i> |
| 844.04 | <i>Setbacks</i> | <i>§§ 136, 136.2, 145.1</i> | <i>Generally not required</i> |
| 844.05 | <i>Awnings and Canopies</i> | <i>§§ 136, 136.1, 136.2</i> | <i>P</i> |
| 844.06 | <i>Parking and Loading Access: Prohibition</i> | <i>§ 155</i> | <i>None</i> |
| 844.07 | <i>Parking and Loading Access: Siting and Dimensions</i> | <i>§§ 145.1, 151.1, 152.1, 155</i> | <i>Requirements apply</i> |
| 844.08 | <i>Off Street Parking, Residential</i> | <i>§ 151.1</i> | <i>None required. Limits set forth in Section 151.1</i> |
| 844.10 | <i>Off Street Parking, Non-Residential</i> | <i>§§ 150, 151.1, 153-156, 166, 204.5 303-2</i> | <i>None required. Limits set forth in Section 151.1</i> |
| 844.11 | <i>Usable Open Space for Dwelling Units and Group Housing</i> | <i>§§ 135, 823</i> | <i>80 sq.ft. per unit</i> |

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|----|-------------------------|--|------------------------|--|
| 1 | 844.12 | Usable Open Space for Non-Residential | § 135.3 | Required; amount varies based on use; may also pay in lieu fee |
| 2 | | | | |
| 3 | 844.13 | Outdoor Activity Area | § 890.71 | P if located in front; C if located elsewhere § 145.2 |
| 4 | | | | |
| 5 | | | | |
| 6 | 844.14 | Hours of Operation | § 890.48 | P 6 a.m.-2 a.m. C 2 a.m.-6 a.m. |
| 7 | | | | |
| 8 | 844.15 | General Advertising Sign | §§ 607.2(b) & (e), 611 | NP |
| 9 | | | | |
| 10 | Residential Uses | | | |
| 11 | 844.20 | Dwelling Units | § 102.7 | P |
| 12 | 844.21 | Group Housing | § 890.88(b) | P |
| 13 | 844.22 | SRO Units | §§ 823, 890.88(c) | P with minimum SRO unit size of 275 s.f. |
| 14 | | | | |
| 15 | 844.23 | Student Housing | § 102.36 | #C in newly constructed buildings only. NP otherwise |
| 16 | | | | |
| 17 | 844.23b | Homeless Shelters | §§ 102, 890.88(d) | P |
| 18 | 844.24 | Dwelling Unit Density Limit | §§ 124, 207.5, 208 | No density limit # |
| 19 | | | | |
| 20 | 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. |
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| 1 | 844.26 | Affordability Requirements | § 415 | In lieu fee, 15% onsite or 20% off site |
| 2 | | | | |
| 3 | 844.27 | Residential Demolition or Conversion | § 317 | C |
| 4 | | | | |
| 5 | | | | |
| 6 | Institutions | | | |
| 7 | 844.30 | Hospital, Medical Centers | § 890.44 | NP |
| 8 | | | | |
| 9 | 844.31 | Residential Care Facility | § 102 | P |
| 10 | | | | |
| 11 | 844.32a | Elementary School | § 217(f) | P |
| 12 | 844.32b | Secondary School | § 217(g) | P |
| 13 | 844.32c | Postsecondary School | § 217(h) | C |
| 14 | 844.33 | Religious Facility | § 890.50(d) | C |
| 15 | 844.34 | Assembly and Social Service | § 890.50(a) | C |
| 16 | | | | |
| 17 | 844.35 | Child Care Facility | § 102 | P |
| 18 | 844.36 | Medical Cannabis Dispensary | § 890.133 | P |
| 19 | | | | |
| 20 | Vehicle Parking | | | |
| 21 | 844.40 | Automobile Parking Lot | §§ 890.7, 890.9, 890.11 | NP |
| 22 | | | | |
| 23 | 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 |
| 24 | | | | |
| 25 | | | | |

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| <i>Retail Sales and Services</i> | | | |
| 844.45 | <i>All Retail Sales and Services which are not listed below</i> | <i>§§ 121.6, 890.104</i> | <i>P up to 10,000 gsf per lot. NP above</i> |
| 844.46 | <i>Formula Retail</i> | <i>§ 303.1</i> | <i>C</i> |
| 844.49 | <i>Ambulance Service</i> | <i>§ 890.2</i> | <i>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</i> |
| 844.50 | <i>Self Storage</i> | <i>§ 890.54(d)</i> | <i>NP</i> |
| 844.51 | <i>Tourist Hotel</i> | <i>§ 890.46</i> | <i>NP</i> |
| <i>Assembly, Recreation, Arts and Entertainment</i> | | | |
| 844.55 | <i>Arts Activity</i> | <i>§ 102.2</i> | <i>P</i> |
| 844.56 | <i>Nighttime Entertainment</i> | <i>§§ 102.17, 181(f), 803.5(b), 823</i> | <i>NP</i> |
| 844.57 | <i>Adult Entertainment</i> | <i>§ 890.36</i> | <i>NP</i> |
| 844.58 | <i>Amusement Arcade</i> | <i>§ 890.4</i> | <i>C</i> |
| 844.59 | <i>Massage Establishment</i> | <i>§ 890.60</i> | <i>C</i> |
| 844.60 | <i>Movie Theater</i> | <i>§ 890.64</i> | <i>NP</i> |

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|----|--------------------------------------|---|---------------------------------------|--|
| 1 | 844.61 | <i>Pool Hall not falling within Category 890.50(a)</i> | <i>§ 221(f)</i> | <i>€</i> |
| 2 | | | | |
| 3 | | | | |
| 4 | 844.63 | <i>Recreation Facility</i> | <i>§ 890.81</i> | <i>NP</i> |
| 5 | <i>Office</i> | | | |
| 6 | 844.65 | <i>Office Uses in Historic Buildings</i> | <i>§§ 803.9(b), 890.70</i> | <i>P</i> |
| 7 | | | | |
| 8 | 844.65a | <i>Services, Professional; Services, Financial; Services, Medical</i> | <i>§§ 790.110, 790.114, 790.116 1</i> | <i>P on the ground floor only if primarily open to the general public on a client oriented basis; € above 50,000 sq.ft.</i> |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |
| 12 | 844.66 | <i>All Other Office Uses</i> | <i>§§ 890.70, 890.118</i> | <i>NP</i> |
| 13 | 844.67 | <i>Live/Work Units</i> | <i>§ 233</i> | <i>NP</i> |
| 14 | <i>Motor Vehicle Services</i> | | | |
| 15 | 844.70 | <i>Vehicle Storage— Open Lot</i> | <i>§ 890.131</i> | <i>NP</i> |
| 16 | | | | |
| 17 | 844.71 | <i>Vehicle Storage— Enclosed Lot or Structure</i> | <i>§§ 303, 890.132</i> | <i>€; subject to criteria of Sec. 303</i> |
| 18 | | | | |
| 19 | | | | |
| 20 | 844.72 | <i>Motor Vehicle Service Station, Automotive Wash</i> | <i>§§ 890.18, 890.20</i> | <i>P with no ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts</i> |
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|----|---|----------------------|-------------|-----------------------------------|
| 1 | 844.73 | Motor Vehicle Repair | § 890.15 | P with no ingress/egress onto |
| 2 | | | | alleys, as defined in the Western |
| 3 | | | | SoMa Community Plan, |
| 4 | | | | containing RED or RED-MX |
| 5 | | | | Districts |
| 6 | 844.74 | Automobile Tow | § 890.19 | C with no ingress/egress onto |
| 7 | | Service | | alleys, as defined in the Western |
| 8 | | | | SoMa Community Plan, |
| 9 | | | | containing RED or RED-MX |
| 10 | | | | Districts |
| 11 | 844.75 | Non-Auto Vehicle | § 890.69 | C |
| 12 | | Sales or Rental | | |
| 13 | Industrial, Home, and Business Service | | | |
| 14 | 844.78 | Wholesale Sales | § 890.54(b) | P |
| 15 | 844.79 | Light Manufacturing | § 890.54(a) | P |
| 16 | 844.80 | Trade Shop | § 890.124 | P |
| 17 | 844.81 | Catering Service | § 890.25 | P |
| 18 | 844.82 | Business Goods and | § 890.23 | P |
| 19 | | Equipment Repair | | |
| 20 | | Service | | |
| 21 | 844.83 | Business Service | § 890.111 | P |
| 22 | 844.84 | Commercial Storage | § 890.54(e) | C |
| 23 | 844.85 | Laboratory, life | § 890.53(a) | NP |
| 24 | | science | | |
| 25 | | | | |

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|----|-------------------|--|-----------------------|--|
| 1 | 844.86 | Laboratory, not including life science laboratory | §§ 890.52, 890.53(a) | NP |
| 2 | | | | |
| 3 | | | | |
| 4 | 844.87 | Industrial Agriculture | § 102 | P |
| 5 | Other Uses | | | |
| 6 | 844.90 | Mortuary Establishment | § 227(c) | NP |
| 7 | | | | |
| 8 | 844.91 | Animal Services | § 224, 823 | P for grooming only. No 24 hour care. |
| 9 | | | | |
| 10 | 844.92 | Public Use, except Public Transportation Facility and Internet Service Exchange | §§ 209.6(c), 890.80 | P |
| 11 | | | | |
| 12 | | | | |
| 13 | | | | |
| 14 | 844.94 | Internet Services Exchange | § 209.6(c) | NP |
| 15 | | | | |
| 16 | 844.95 | Public Transportation Facilities | § 890.80 | P |
| 17 | | | | |
| 18 | 844.96 | Open Air Sales | §§ 803.9(d), 890.38 | P up to 10,000 gsf per lot. NP above. |
| 19 | | | | |
| 20 | 844.97a | Open Recreation | §§ 209.5(a), 209.5(b) | P |
| 21 | 844.97b | Neighborhood Agriculture | § 102 | P |
| 22 | | | | |
| 23 | 844.97e | Large Scale Urban Agriculture | § 102 | NP |
| 24 | | | | |
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| 1 | 844.98 | Walk up Facility, including Automated Bank Teller Machine | § 890.140 | P |
| 2 | | | | |
| 3 | | | | |
| 4 | 844.99 | Wireless Telecommunications Services Facility | § 102 | C; P if the facility is a Micro WTS Facility |
| 5 | | | | |
| 6 | | | | |

SPECIFIC PROVISIONS FOR WMUG DISTRICTS

| 9 | <i>Article Code</i> | <i>Other Code</i> | <i>Zoning Controls</i> |
|----|---------------------|-------------------|--|
| 10 | <i>Section</i> | <i>Section</i> | |
| 11 | § 844.23 | | Existing buildings may not be converted to Student Housing. Student Housing |
| 12 | § 102.36 | | may only be approved in newly constructed buildings through a conditional |
| 13 | | | use authorization pursuant to Section 303. |
| 14 | § 844.24 | § 207(c)(4) | ACCESSORY DWELLING UNITS |
| 15 | | | Boundaries: <i>Within the boundaries of the WSoMa Mixed Use General</i> |
| 16 | | | <i>District.</i> |
| 17 | | | Controls: <i>An “Accessory Dwelling Unit,” as defined in Section 102 and</i> |
| 18 | | | <i>meeting the requirements of Section 207(c)(4) is permitted to be constructed</i> |
| 19 | | | <i>within an existing building in areas that allow residential use or within an</i> |
| 20 | | | <i>existing and authorized auxiliary structure on the same lot.</i> |

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

1 the north side of Folsom Street. The WMUO is designed to encourage office uses along with
 2 small-scale light manufacturing, ~~and~~ entertainment, cultural, and arts activities. ~~Nighttime~~
 3 ~~entertainment is permitted, although limited by buffers around RED and RED-MX districts.~~

4 Office, general commercial, most retail, production, distribution, and repair uses are
 5 also principally permitted uses. Residential uses, large hotels, adult entertainment, and heavy
 6 manufacturing uses are not permitted.

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

10 **Table 840 845**

11 **WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE**

| <u>Zoning Category</u> | <u>§ References</u> | <u>Western SoMa Mixed Use-Office District Controls</u> |
|-------------------------------------|---|--|
| <u>BUILDING STANDARDS</u> | | |
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | <u>§§ 261.1, 270, 270.1, 270.2, 271</u> | <u>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.</u> |
| <u>Rear Yards</u> | <u>§§ 130, 134, 136</u> | <u>Not required</u> |
| <u>Front Setback and Side Yards</u> | <u>§§ 130, 132, 133</u> | <u>Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.</u> |

| <u>Street Frontage and Public Realm</u> | | |
|---|--|---|
| <u>Streetscape and Pedestrian Improvements</u> | <u>§ 138.1</u> | <u>As required by Section 138.1</u> |
| <u>Street Frontage Requirements</u> | <u>§ 145.1</u> | <u>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.</u> |
| <u>Active street-facing ground-floor uses</u> | <u>§ 145.4</u> | <u>None required</u> |
| <u>Parking and Loading Access Restrictions</u> | <u>§ 155(r)</u> | <u>As required by Section 155(r). Driveway access restrictions apply to Automotive Service Station and Gas Station uses in the Western SoMa SUD.</u> |
| <u>Usable Open Space for Non-Residential Uses</u> | <u>§§ 135.3, 426</u> | <u>As required by §§135.3 and 426; amount varies based on use; may also pay in-lieu fee.</u> |
| <u>Artworks and Recognition of Artists and Architects</u> | <u>§ 429</u> | <u>Required for new buildings and building additions of 25,000 square feet or more.</u> |
| <u>Miscellaneous</u> | | |
| <u>Design Guidelines</u> | <u>General Plan Commerce and Industry Element.</u> | <u>Subject to the Urban Design Guidelines.</u> |
| <u>Large Project Review</u> | <u>§§ 329, 249.39</u> | <u>As required by § 329.(5).</u> |

| | | | |
|----|--|----------------------------------|--|
| 1 | <u>Planned Unit</u> | | |
| 2 | <u>Development</u> | <u>§ 304</u> | <u>NP</u> |
| 3 | <u>Awning or Canopy</u> | <u>§ 136, 136.1</u> | <u>P</u> |
| 4 | <u>Marquee</u> | <u>§ 136, 136.1</u> | <u>NP</u> |
| 5 | <u>Signs</u> | <u>§ 607.2</u> | <u>As permitted by § 607.2.</u> |
| 6 | <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| 7 | <u>Development Standards</u> | | |
| 8 | <u>Usable Open Space</u> | | |
| 9 | <u>[Per Dwelling Unit or</u> | <u>§§ 135, 136, 249.39</u> | <u>80 square feet if private, 54 square feet if</u> |
| 10 | <u>Group Housing Room]</u> | | <u>publicly accessible.</u> |
| 11 | | | <u>No car parking required. Maximum</u> |
| 12 | | | <u>permitted as set forth in § 151. Bike parking</u> |
| 13 | <u>Off-Street Parking</u> | <u>§§ 150-151.1, 153 - 156,</u> | <u>required by § 155.2. If car parking is</u> |
| 14 | <u>Requirements</u> | <u>166, 167, 204.5</u> | <u>provided, car share spaces are required</u> |
| 15 | | | <u>when a project has 50 units or more as set</u> |
| 16 | | | <u>forth in § 166.</u> |
| 17 | <u>Off-Street Freight</u> | <u>§§ 150, 152, 152.3, 153 -</u> | <u>None required if Occupied Floor Area is</u> |
| 18 | <u>Loading, Residential</u> | <u>155, 204.5</u> | <u>less than 100,000 square feet. Exceptions</u> |
| 19 | | | <u>permitted per §152.3.</u> |
| 20 | <u>Residential Conversion,</u> | | <u>C for Removal of one or more Residential</u> |
| 21 | <u>Demolition, or Merger</u> | <u>§ 317</u> | <u>Units or Unauthorized Units.</u> |
| 22 | | | <u>At least 40% of all Dwelling Units must</u> |
| 23 | <u>Dwelling Unit Mix</u> | <u>§ 207.6</u> | <u>contain two or more bedrooms or 30% of</u> |
| 24 | | | <u>all Dwelling Units must contain three or</u> |
| 25 | | | <u>more bedrooms.</u> |

| | | |
|--|---|--|
| <u>Use Characteristics</u> | | |
| <u>Intermediate Length</u> | <u>§§ 102, 202.10</u> | <u>P(3)</u> |
| <u>Occupancy</u> | | |
| <u>Single Room Occupancy</u> | <u>§ 102, 249.39</u> | <u>NP</u> |
| <u>Student Housing</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Residential Uses</u> | | |
| <u>Dwelling Units</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Group Housing</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Homeless Shelter</u> | <u>§§ 102, 208</u> | <u>C(5)</u> |
| <u>Homeless Shelter</u> | <u>§§ 102, 208</u> | <u>Density limits regulated by the Administrative Code.</u> |
| <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
| <u>Development Standards</u> | | |
| <u>Floor Area Ratio</u> | <u>§§ 102, 123, 124</u> | <u>Section 124 sets forth the Basic FAR based on height.</u> |
| <u>Off-Street Parking Requirements</u> | <u>§§ 150, 151.1, 153 - 156, 166, 204.5</u> | <u>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.</u> |
| <u>Off-Street Freight Loading, Non-Residential</u> | <u>§§ 150, 152, 153 - 155, 204.5</u> | <u>None required if Occupied Floor Area is less than 10,000 square feet.</u> |

| | | | |
|----|--|--------------------------|--|
| 1 | | | <i>As indicated in this table by end note (7),</i> |
| 2 | <u>Use Size Limits</u> | <u>§ 121.6</u> | <i>certain uses are limited to a total of 25,000</i> |
| 3 | | | <i>per lot.</i> |
| 4 | <u>Ground Floor Ceiling</u> | | <i>Required minimum floor-to-floor height of</i> |
| 5 | <u>Height</u> | <u>§ 145.1(c)(4)</u> | <i>14 feet, as measured from grade.</i> |
| 6 | <u>Commercial Use Characteristics</u> | | |
| 7 | <u>Drive-up Facility</u> | <u>§ 102</u> | <u>NP</u> |
| 8 | <u>Formula Retail</u> | <u> §§ 102, 303.1</u> | <u>C(7)</u> |
| 9 | <u>Hours of Operation</u> | <u>§ 102</u> | <u>No limit</u> |
| 10 | <u>Maritime Use</u> | <u>§ 102</u> | <u>NP</u> |
| 11 | <u>Open Air Sales</u> | <u>§ 102</u> | <u>P</u> |
| 12 | <u>Outdoor Activity Area</u> | <u>§ 102, 145.2</u> | <i>P if in front or it complies with Section</i> |
| 13 | | | <i>202.2(a)(7), C if elsewhere.</i> |
| 14 | <u>Walk-up Facility</u> | <u>§ 102</u> | <u>P</u> |
| 15 | <u>Agricultural Use Category</u> | | |
| 16 | <u>Agricultural Uses</u> | <u> §§ 102, 202.2(c)</u> | <u>P</u> |
| 17 | <u>Automotive Use Category</u> | | |
| 18 | <u>Automotive Uses*</u> | <u>§ 102</u> | <u>P(8)</u> |
| 19 | <u>Ambulance Service</u> | <u>§ 102</u> | <u>C(7)</u> |
| 20 | <u>Automobile Sale or</u> | | |
| 21 | <u>Rental</u> | <u>§ 102</u> | <u>P(6)(8)</u> |
| 22 | <u>Motor Vehicle Tow</u> | | |
| 23 | <u>Service</u> | <u>§ 102</u> | <u>C</u> |
| 24 | <u>Private Parking Garage</u> | <u>§ 102</u> | <u>C</u> |
| 25 | | | |

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|----|---|-----------------------------------|-------------------------------|
| 1 | <u>Private Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 2 | <u>Public Parking Garage</u> | <u>§ 102</u> | <u>C</u> |
| 3 | <u>Public Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 4 | <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C</u> |
| 5 | <u>Vehicle Storage Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 6 | <u>Entertainment, Arts and Recreation Use Category</u> | | |
| 7 | <u>Entertainment, Arts and</u> | <u>§ 102, 803.9(b)</u> | <u>P(9)</u> |
| 8 | <u>Recreation Uses*</u> | | |
| 9 | <u>Movie Theater</u> | <u>§ 102</u> | <u>P, up to three screens</u> |
| 10 | <u>Outdoor Entertainment</u> | <u>§ 102</u> | <u>NP</u> |
| 11 | <u>Sports Stadium</u> | <u>§ 102</u> | <u>NP</u> |
| 12 | <u>Industrial Use Category</u> | | |
| 13 | <u>Industrial Uses</u> | <u>§ 102</u> | <u>NP</u> |
| 14 | <u>Light Manufacturing</u> | <u>§ 102</u> | <u>P</u> |
| 15 | <u>Institutional Use Category</u> | | |
| 16 | <u>Institutional Uses</u> | <u>§§ 102, 202.2(e), 803.9(b)</u> | <u>P</u> |
| 17 | <u>Hospital</u> | <u>§ 102</u> | <u>NP</u> |
| 18 | <u>Post-Secondary</u> | <u>§ 102</u> | <u>C</u> |
| 19 | <u>Educational Institution</u> | | |
| 20 | <u>Residential Care</u> | <u>§ 102</u> | <u>NP</u> |
| 21 | <u>School</u> | <u>§ 102</u> | <u>C</u> |
| 22 | <u>Sales and Service Category</u> | | |
| 23 | <u>Retail Sales and Service</u> | <u>§§ 102, 202.2(a)</u> | <u>P(6)(7)</u> |
| 24 | <u>Uses*</u> | | |
| 25 | | | |

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|----|---|--------------|--------------------------|
| 1 | <u>Adult Business</u> | <u>§ 102</u> | <u>NP</u> |
| 2 | <u>Adult Sex Venue</u> | <u>§ 102</u> | <u>P</u> |
| 3 | <u>Hotel</u> | <u>§ 102</u> | <u>P up to 75 rooms.</u> |
| 4 | <u>Massage Establishment</u> | <u>§ 102</u> | <u>NP</u> |
| 5 | <u>Mortuary</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 6 | <u>Self Storage</u> | <u>§ 102</u> | <u>NP(1)</u> |
| 7 | <u>Trade Shop</u> | <u>§ 102</u> | <u>P</u> |
| 8 | <u>Non-Retail Sales and</u> | <u>§ 102</u> | <u>P</u> |
| 9 | <u>Service*</u> | | |
| 10 | <u>Utility and Infrastructure Use Category</u> | | |
| 11 | <u>Utility and Infrastructure</u> | <u>§ 102</u> | <u>NP</u> |
| 12 | <u>uses*</u> | | |
| 13 | <u>Internet Services</u> | <u>§ 102</u> | <u>C</u> |
| 14 | <u>Exchange</u> | | |
| 15 | <u>Public Transportation</u> | <u>§ 102</u> | <u>P</u> |
| 16 | <u>Facility</u> | | |
| 17 | <u>Wireless</u> | <u>§ 102</u> | <u>C(2)</u> |
| 18 | <u>Telecommunications</u> | | |
| 19 | <u>Services Facility</u> | | |

20 * Not listed below

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

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

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

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

- 1 (5) Each such use shall (a) operate for no more than four years, and (b) be owned or leased by,
 2 operated by, and/or under the management or day-to-day control of the City and County of San
 3 Francisco. If such a use is to be located within a building or structure, the building or structure must be
 4 either (a) preexisting, having been completed and previously occupied by a use other than a Homeless
 5 Shelter, or (b) temporary. In this District, new Homeless Shelter is not permitted.
 6 (6) P up to a total of 10,000 gsf per lot; C up to a total of 25,000 gsf.
 7 (7) NP above a total of 25,000 gsf per lot.
 8 (8) P only if use has no auto access/ingress on Alleyways, as defined in the Western SoMa Community
 9 Plan, containing RED or RED-MX Districts.
 10 (9) Nighttime Entertainment is subject to restrictions in Section 249.6(c)(9).

| No. | Zoning Category | § References | WSoMa Mixed Use-Office District Controls |
|---|--------------------------------------|---|--|
| BUILDING AND SITING STANDARDS | | | |
| 845.01 | <i>Height Limit</i> | <i>See Zoning Map, §§ 260-261.1</i> | <i>As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1</i> |
| 845.02 | <i>Bulk Limit</i> | <i>See Zoning Map, §§ 270, 270.1, 270.2</i> | <i>As shown on Sectional Maps 1 and 7 of the Zoning Map Mid-block alleys required, § 270.2</i> |
| 845.03 | <i>Non residential density limit</i> | <i>§§ 102.9, 123, 124, 127</i> | <i>Generally contingent upon permitted height, per Section 124</i> |
| 845.04 | <i>Setbacks</i> | <i>§§ 136, 136.2, 145.1</i> | <i>Generally not required</i> |

| | | | | |
|----|-------------------------|-----------------------|-----------------------------|---------------------------------------|
| 1 | 845.05 | Awnings and Canopies | §§ 136, 136.1, 136.2 | P |
| 2 | 845.07 | Parking and Loading | §§ 145.1, 151.1, 152.1, 155 | Requirements apply |
| 3 | | Access: Siting and | | |
| 4 | | Dimensions | | |
| 5 | 845.09 | Residential to non- | § 803.9(a) | None |
| 6 | | residential ratio | | |
| 7 | 845.10 | Off Street Parking, | §§ 150, 151.1, 153- | None required. Limits set forth in |
| 8 | | Non Residential | 156, 166, 204.53031 | Section 151.1 |
| 9 | 845.12 | Usable Open Space for | § 135.3 | Required; amount varies based on use; |
| 10 | | Non Residential | | may also pay in lieu fee |
| 11 | 845.13 | Outdoor Activity Area | § 890.71 | P if located in front; |
| 12 | | | | C if located elsewhere |
| 13 | | | | § 145.2 |
| 14 | 845.14 | General Advertising | §§ 607.2(b) & (e), 611 | NP |
| 15 | | Sign | | |
| 16 | Residential Uses | | | |
| 17 | 845.20 | Dwelling Units | § 102.7 | NP |
| 18 | 845.21 | Group Housing | § 890.88(b) | NP |
| 19 | 845.22 | SRO Units | §§ 823, 890.88(c) | NP |
| 20 | 845.23 | Student Housing | § 102.36 | NP |
| 21 | 845.23b | Homeless Shelters | §§ 102, 890.88(d) | C# |
| 22 | 845.24 | Dwelling Unit Density | §§ 124, 207.5, 208 | No density limit # |
| 23 | | Limit | | |
| 24 | | | | |
| 25 | | | | |

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|----|-------------------------------|---|-------------------------------|---|
| 1 | 845.25 | <i>Dwelling Unit Mix</i> | § 207.6 | <i>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.</i> |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | 845.26 | <i>Affordability Requirements</i> | § 415 | <i>15% onsite/20% off site</i> |
| 6 | | | | |
| 7 | 845.27 | <i>Residential Demolition, Division or Conversion</i> | § 317 | C |
| 8 | | | | |
| 9 | <i>Institutions</i> | | | |
| 10 | 845.30 | <i>Hospital, Medical Centers</i> | § 890.44 | NP |
| 11 | | | | |
| 12 | 845.31 | <i>Residential Care</i> | § 890.50(e) | NP |
| 13 | 845.32 | <i>Educational Services</i> | §§ 823, 890.50(e) | C |
| 14 | 845.33 | <i>Religious Facility</i> | § 890.50(d) | P |
| 15 | 845.34 | <i>Assembly and Social Service</i> | § 890.50(a) | C |
| 16 | | | | |
| 17 | 845.35 | <i>Child Care Facility</i> | § 102 | P |
| 18 | 845.36 | <i>Medical Cannabis Dispensary</i> | § 890.133 | P |
| 19 | | | | |
| 20 | <i>Vehicle Parking</i> | | | |
| 21 | 845.40 | <i>Automobile Parking Lot</i> | §§ 3031 890.7, 890.9 – 890.11 | C; subject to criteria of Sec. 303 |
| 22 | | | | |
| 23 | 845.41 | <i>Automobile Parking Garage</i> | §§ 3031 890.8, 890.10, 890.12 | C; subject to criteria of Sec. 303 |
| 24 | | | | |
| 25 | | | | |

| | | | | |
|----|--|-------------------------------|--------------------------------|------------------------------------|
| 1 | <i>Retail Sales and Services</i> | | | |
| 2 | 845.45 | <i>All Retail Sales and</i> | §§ 121.6, 803.9(g), | <i>P up to 10,000 gsf per lot;</i> |
| 3 | | <i>Services that are not</i> | 890.104 | <i>C up to 25,000 gsf;</i> |
| 4 | | <i>listed below</i> | | <i>NP above</i> |
| 5 | 845.46 | <i>Formula Retail</i> | § 303.1 | <i>C up to 25,000 gsf per lot;</i> |
| 6 | | | | <i>NP above</i> |
| 7 | 845.47 | <i>Ambulance Service</i> | § 890.2 | <i>C up to 25,000 gsf per lot;</i> |
| 8 | | | | <i>NP above</i> |
| 9 | 845.48 | <i>Self Storage</i> | § 890.54(d) | <i>NP</i> |
| 10 | 845.49 | <i>Tourist Hotel</i> | § 890.46 | <i>P up to 75 rooms</i> |
| 11 | <i>Assembly, Recreation, Arts and Entertainment</i> | | | |
| 12 | 845.55 | <i>Arts Activity</i> | § 102.2 | <i>P</i> |
| 13 | 845.56 | <i>Nighttime</i> | §§ 102.17, 181(f), | <i>P</i> |
| 14 | | <i>Entertainment</i> | 803.5(b), 823 | |
| 15 | 845.57 | <i>Adult Entertainment</i> | § 890.36 | <i>NP</i> |
| 16 | 845.58 | <i>Amusement Arcade</i> | § 890.4 | <i>NP</i> |
| 17 | 845.59 | <i>Massage Establishment</i> | § 890.60 | <i>NP</i> |
| 18 | 845.60 | <i>Movie Theater</i> | § 890.64 | <i>P, up to three screens</i> |
| 19 | 845.61 | <i>Pool Hall not falling</i> | § 221(f) | <i>P</i> |
| 20 | | <i>within Category</i> | | |
| 21 | | 890.50(a) | | |
| 22 | 845.62 | <i>Recreation Building or</i> | §§ 221(e), 823, 890.81 | <i>P</i> |
| 23 | | <i>Facility</i> | | |
| 24 | <i>Office</i> | | | |
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| 845.65 | <i>Office Uses in Historic Buildings</i> | §§ 803.9(b), 890.70 | <i>P</i> |
| 845.66 | <i>All Other Office Uses</i> | § 890.70 | <i>P</i> |
| 845.67 | <i>Live/Work Units</i> | § 233 | <i>NP</i> |
| <i>Motor Vehicle Services</i> | | | |
| 845.70 | <i>Vehicle Storage – Open Lot</i> | § 890.131 | <i>NP</i> |
| 845.71 | <i>Vehicle Storage – Enclosed Lot or Structure</i> | §§ 303, 890.132 | <i>C; subject to criteria of Sec. 303</i> |
| 845.72 | <i>Motor Vehicle Service Station, Automotive Wash</i> | §§ 890.18, 890.20 | <i>P</i> |
| 845.73 | <i>Motor Vehicle Repair</i> | § 890.15 | <i>P</i> |
| 845.74 | <i>Automobile Tow Service</i> | § 890.19 | <i>C</i> |
| 845.75 | <i>Non-Auto Vehicle Sales or Rental</i> | § 890.69 | <i>P</i> |
| <i>Industrial, Home, and Business Service</i> | | | |
| 845.78 | <i>Wholesale Sales</i> | § 890.54(b) | <i>P</i> |
| 845.79 | <i>Light Manufacturing</i> | § 890.54(a) | <i>P</i> |
| 845.80 | <i>Trade Shop</i> | § 890.124 | <i>P</i> |
| 845.81 | <i>Catering Service</i> | § 890.25 | <i>P</i> |

| | | | | |
|----|-------------------|--|-----------------------|----|
| 1 | 845.82 | <i>Business Goods and Equipment Repair Service</i> | § 890.23 | P |
| 2 | | | | |
| 3 | | | | |
| 4 | 845.83 | <i>Business Service</i> | § 890.111 | P |
| 5 | 845.84 | <i>Commercial Storage</i> | § 890.54(e) | P |
| 6 | 845.85 | <i>Laboratory, life science</i> | § 890.53(a) | P |
| 7 | 845.86 | <i>Laboratory, not including life science laboratory</i> | §§ 890.52, 890.53(a) | P |
| 8 | | | | |
| 9 | | | | |
| 10 | 845.87 | <i>Industrial Agriculture</i> | § 102 | P |
| 11 | Other Uses | | | |
| 12 | 845.90 | <i>Mortuary Establishment</i> | § 227(c) | NP |
| 13 | | | | |
| 14 | 845.91 | <i>Animal Services</i> | § 224, 823 | P |
| 15 | 845.92 | <i>Public Use, except Public Transportation Facility and Internet Service Exchange</i> | §§ 209.6(c), 890.80 | P |
| 16 | | | | |
| 17 | | | | |
| 18 | | | | |
| 19 | 845.94 | <i>Internet Services Exchange</i> | § 209.6(c) | C |
| 20 | | | | |
| 21 | 845.95 | <i>Public Transportation Facilities</i> | § 890.80 | P |
| 22 | | | | |
| 23 | 845.96 | <i>Open Air Sales</i> | §§ 803.9(d), 890.38 | P |
| 24 | | | | |
| 25 | 845.97a | <i>Open Recreation</i> | §§ 209.5(a), 209.5(b) | P |

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|----|---------|---|-----------|--|
| 1 | 845.97b | Neighborhood Agriculture | § 102 | P |
| 2 | | | | |
| 3 | 845.97e | Large Scale Urban Agriculture | § 102 | NP |
| 4 | | | | |
| 5 | 845.98 | Walk-up Facility, including Automated Bank Teller Machine | § 890.140 | P |
| 6 | | | | |
| 7 | | | | |
| 8 | 845.99 | Wireless Telecommunications Services Facility | § 102 | C; P if the facility is a Micro WTS Facility |
| 9 | | | | |
| 10 | | | | |

| SPECIFIC PROVISIONS FOR WMUO DISTRICTS | | |
|---|-----------------------|---|
| Article Code | Other Code | Zoning Controls |
| Section | Section | |
| § 845.23b | § 102 | In this District, Homeless Shelter uses are permitted only with |
| § 890.88(d) | | 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. |

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| § 845.24 | § 207(c)(4) | <p>ACCESSORY DWELLING UNITS</p> <p><i>Boundaries: Within the boundaries of the WSoMa Mixed Use Office District.</i></p> <p><i>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.</i></p> |
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SEC. 836 846. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.

* * * *

Table 836 846

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

| <u>Zoning Category</u> | <u>§ References</u> | <u>Service/Arts/Light Industrial District Controls</u> |
|------------------------------------|--|---|
| <u>BUILDING STANDARDS</u> | | |
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | <u>§§ 261, 261.1, 263.21, 270, 270.1, 270.2, 271</u> | <u>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.</u> |

| | | | |
|----|--|------------------------------|--|
| 1 | <u>Rear Yards</u> | <u>§§ 130, 134, 136</u> | <u>Not required.</u> |
| 2 | <u>Front Setback and Side</u> | | <u>Front setbacks for residential uses are</u> |
| 3 | <u>Yards</u> | <u>§§ 130, 132, 133</u> | <u>governed by the Ground Floor Residential</u> |
| 4 | | | <u>Guidelines. Otherwise not required.</u> |
| 5 | <u>Street Frontage and Public Realm</u> | | |
| 6 | <u>Streetscape and</u> | | |
| 7 | <u>Pedestrian Improvements</u> | <u>§ 138.1</u> | <u>As required by §138.1.</u> |
| 8 | <u>Street Frontage</u> | | |
| 9 | <u>Requirements</u> | <u>§ 145.1</u> | <u>As required by §145.1. Exceptions</u> |
| 10 | | | <u>permitted for historic buildings.</u> |
| 11 | <u>Active street-facing</u> | | |
| 12 | <u>ground-floor uses</u> | <u>§ 145.4</u> | <u>None required.</u> |
| 13 | | | |
| 14 | <u>Parking and Loading</u> | | <u>As required by §155(r). No auto</u> |
| 15 | <u>Access Restrictions</u> | <u>§ 155(r)</u> | <u>ingress/egress permitted from corner lot</u> |
| 16 | | | <u>frontage on Alleys, as defined in the</u> |
| 17 | | | <u>Western SoMa Community Plan, containing</u> |
| 18 | | | <u>RED or RED-MX Districts.</u> |
| 19 | <u>Usable Open Space for</u> | | |
| 20 | <u>Non-Residential Uses</u> | <u>§§ 135.3, 426</u> | <u>As required by §§135.3 and 426; amount</u> |
| 21 | | | <u>varies based on use; may also pay in-lieu</u> |
| 22 | | | <u>fee.</u> |
| 23 | <u>Artworks and Recognition</u> | | |
| 24 | <u>of Artists and Architects</u> | <u>§ 429</u> | <u>Required for new buildings and building</u> |
| 25 | | | <u>additions of 25,000 square feet or more.</u> |
| | <u>Miscellaneous</u> | | |
| | <u>Design Guidelines</u> | <u>General Plan Commerce</u> | |
| | | <u>and Industry Element.</u> | <u>Subject to the Urban Design Guidelines.</u> |

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| 1 | | | <i>As required by § 329. Certain large projects</i> |
| 2 | <u>Large Project Review</u> | <u>§§ 329, 249.39</u> | <i>in the Western SoMa SUD are subject to</i> |
| 3 | | | <i>additional conditions.</i> |
| 4 | <u>Planned Unit</u> | | |
| 5 | <u>Development</u> | <u>§ 304</u> | <u>NP</u> |
| 6 | <u>Awning, Canopy</u> | <u>§§ 136, 136.1</u> | <u>P</u> |
| 7 | <u>Marquee</u> | <u>§§ 136, 136.1</u> | <u>NP</u> |
| 8 | <u>Signs</u> | <u>§ 607.2</u> | <i>As permitted by Section § 607.2.</i> |
| 9 | <u>General Advertising</u> | <u>§§ 262, 602, 604, 608, 609,</u> | |
| 10 | <u>Signs</u> | <u>610, 611</u> | <u>NP</u> |
| 11 | <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| 12 | <u>Development Standards</u> | | |
| 13 | <u>Usable Open Space</u> | | |
| 14 | <u>[Per Dwelling Unit or</u> | <u>§§ 135, 136, 249.39</u> | <i>80 square feet if private, 54 square feet if</i> |
| 15 | <u>Group Housing Room]</u> | | <i>publicly accessible. (8)</i> |
| 16 | | | <i>No car parking required. Maximum</i> |
| 17 | <u>Off-Street Parking</u> | <u>§§ 150-151.1, 153 - 156,</u> | <i>permitted as set forth in § 151. Bike parking</i> |
| 18 | <u>Requirements</u> | <u>166, 167, 204.5</u> | <i>required per § 155.2. If car parking is</i> |
| 19 | | | <i>provided, car share spaces are required</i> |
| 20 | | | <i>when a project has 50 units or more per</i> |
| 21 | | | <i>§ 166.</i> |
| 22 | <u>Off-Street Freight</u> | <u>§§ 150, 152, 153 - 155,</u> | <i>None required if Occupied Floor Area is</i> |
| 23 | <u>Loading, Residential</u> | <u>204.5</u> | <i>less than 100,000 square feet.</i> |
| 24 | <u>Residential Conversion,</u> | | <i>C for Removal of one or more Residential</i> |
| 25 | <u>Demolition, or Merger</u> | <u>§ 317</u> | <i>Units or Unauthorized Units.</i> |

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| 1 | | | <i>At least 40% of all Dwelling Units must</i> |
| 2 | <i>Dwelling Unit Mix</i> | <u>§ 207.6</u> | <i>contain two or more bedrooms or 30% of</i> |
| 3 | | | <i>all Dwelling Units must contain three or</i> |
| 4 | | | <i>more bedrooms.</i> |
| 5 | <u>Use Characteristics</u> | | |
| 6 | <i>Intermediate Length</i> | <u>§§ 102, 202.10</u> | <i>P(2)</i> |
| 7 | <i>Occupancy</i> | | |
| 8 | <i>Single Room Occupancy</i> | <u>§ 102</u> | <i>NP(3)</i> |
| 9 | <i>Student Housing</i> | <u>§ 102</u> | <i>NP</i> |
| 10 | <u>Residential Uses</u> | | |
| 11 | <i>Dwelling Units</i> | <u>§ 102</u> | <i>NP(3)</i> |
| 12 | <i>Group Housing</i> | <u>§ 102</u> | <i>NP(3)</i> |
| 13 | <i>Homeless Shelters</i> | <u>§ 102</u> | <i>C(4)</i> |
| 14 | <i>Dwelling Unit and Group</i> | | <i>No density limit. Density is regulated by the</i> |
| 15 | <i>Housing Density</i> | <u>§ 207</u> | <i>permitted height and bulk, and required</i> |
| 16 | | | <i>setbacks, exposure, and open space of each</i> |
| 17 | | | <i>development lot.</i> |
| 18 | <i>Homeless Shelter Density</i> | <u>§§ 102, 208</u> | <i>Density limits regulated by the</i> |
| 19 | | | <i>Administrative Code.</i> |
| 20 | <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
| 21 | <u>Development Standards</u> | | |
| 22 | <i>Basic Floor Area Ratio</i> | <u>§§ 102, 123, 124</u> | <i>Section 124 sets forth the Basic FAR, based</i> |
| 23 | | | <i>on height.</i> |
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| 1 | | | <i>No car parking required. Maximum</i> |
| 2 | | | <i>permitted as set forth in § 151. Bike parking</i> |
| 3 | <i>Off-Street Parking</i> | <i>§§ 150-151.1, 153 - 156,</i> | <i>required per § 155.2. If car parking is</i> |
| 4 | <i>Requirements</i> | <i>166, 204.5</i> | <i>provided, car share spaces are required</i> |
| 5 | | | <i>when a project has 25 units or more per</i> |
| 6 | | | <i>§ 166.</i> |
| 7 | <i>Off-Street Freight</i> | <i>§§ 150, 152, 153 - 155,</i> | <i>None required if Occupied Floor Area is</i> |
| 8 | <i>Loading, Non-Residential</i> | <i>204.5</i> | <i>less than 10,000 square feet.</i> |
| 9 | | | <i>As indicated by end note (5) in this table,</i> |
| 10 | <i>Use Size Limits</i> | <i>§ 121.6</i> | <i>certain uses are allowed up to a total of</i> |
| 11 | | | <i>25,000 gsf per lot, and NP above.</i> |
| 12 | <i>Ground Floor Ceiling</i> | | |
| 13 | <i>Height</i> | <i>§ 145.1(c)(4)</i> | <i>N/A</i> |
| 14 | <u>Commercial Use Characteristics</u> | | |
| 15 | <i>Drive-up Facility</i> | <i>§ 102</i> | <i>NP</i> |
| 16 | <i>Formula Retail</i> | <i>§§ 102, 303.1</i> | <i>C (6)</i> |
| 17 | | | <i>P 6 a.m.-2 a.m.</i> |
| 18 | <i>Hours of Operation</i> | <i>§ 102</i> | <i>C 2 a.m.-6 a.m.</i> |
| 19 | <i>Maritime Use</i> | <i>§ 102</i> | <i>NP</i> |
| 20 | <i>Open Air Sales</i> | <i>§ 102</i> | <i>P (5)</i> |
| 21 | | | <i>P if in front or it complies with Section</i> |
| 22 | <i>Outdoor Activity Area</i> | <i>§ 102, 145.2</i> | <i>202.2(a)(7), C if elsewhere.</i> |
| 23 | <i>Walk-up Facility</i> | <i>§ 102</i> | <i>P</i> |
| 24 | <u>Agricultural Use Category</u> | | |
| 25 | <i>Agricultural Uses</i> | <i>§§ 102, 202.2(c)</i> | <i>P</i> |

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| <u>Automotive Use Category</u> | | |
|---|-----------------------------------|-------------------------------|
| <u>Automotive Uses*</u> | <u>§ 102</u> | <u>P</u> |
| <u>Ambulance Service</u> | <u>§ 102</u> | <u>C (6)</u> |
| <u>Automobile Sale or Rental</u> | <u>§ 102</u> | <u>P(5)</u> |
| <u>Private Parking Garage</u> | <u>§ 102</u> | <u>C</u> |
| <u>Private Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Public Parking Garage</u> | <u>§ 102</u> | <u>C</u> |
| <u>Public Parking Lot</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C</u> |
| <u>Vehicle Storage Lot</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Entertainment, Arts and Recreation Use Category</u> | | |
| <u>Entertainment, Arts and Recreation Uses*</u> | <u>§ 102, 803.9(b)</u> | <u>P(10)</u> |
| <u>Movie Theater</u> | <u>§ 102</u> | <u>P up to three screens.</u> |
| <u>Outdoor Entertainment</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Sports Stadium</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Industrial Use Category</u> | | |
| <u>Industrial Uses</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Light Manufacturing</u> | <u>§ 102</u> | <u>P</u> |
| <u>Institutional Use Category</u> | | |
| <u>Institutional Uses</u> | <u>§§ 102, 202.2(e), 803.9(b)</u> | <u>P</u> |
| <u>Hospital</u> | <u>§ 102</u> | <u>NP</u> |

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| 1 | <u>Medical Cannabis</u> | | |
| 2 | <u>Dispensary</u> | <u>§§ 102, 202.2(e)</u> | <u>P (8)</u> |
| 3 | <u>Post-Secondary</u> | | |
| 4 | <u>Educational Institution</u> | <u>§ 102</u> | <u>NP</u> |
| 5 | <u>Residential Care</u> | <u>§ 102</u> | <u>NP</u> |
| 6 | <u>School</u> | <u>§ 102</u> | <u>NP</u> |
| 7 | <u>Sales and Service Category</u> | | |
| 8 | <u>Retail Sales and Service</u> | | |
| 9 | <u>Uses*</u> | <u>§§ 102, 202.2(a)</u> | <u>P (5)(8)</u> |
| 10 | <u>Adult Business</u> | <u>§ 102</u> | <u>NP</u> |
| 11 | <u>Animal Hospital</u> | <u>§ 102</u> | <u>P</u> |
| 12 | <u>Cat Boarding</u> | <u>§ 102</u> | <u>P</u> |
| 13 | <u>Hotel</u> | <u>§ 102</u> | <u>NP</u> |
| 14 | <u>Kennel</u> | <u>§ 102</u> | <u>P</u> |
| 15 | <u>Massage Establishment</u> | <u>§ 102</u> | <u>C</u> |
| 16 | <u>Mortuary</u> | <u>§ 102</u> | <u>P</u> |
| 17 | <u>Self Storage</u> | <u>§ 102</u> | <u>NP</u> |
| 18 | <u>Trade Shop</u> | <u>§ 102</u> | <u>P</u> |
| 19 | <u>Non-Retail Sales and</u> | | |
| 20 | <u>Service*</u> | <u>§ 102</u> | <u>P</u> |
| 21 | <u>Life Science</u> | <u>§ 102</u> | <u>NP</u> |
| 22 | <u>Office Uses</u> | <u>§ 102</u> | <u>NP(9)</u> |
| 23 | <u>Utility and Infrastructure Use Category</u> | | |
| 24 | | | |
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|-------------|--|--------------|--------------|
| 1 2 | <u>Utility and Infrastructure uses*</u> | <u>§ 102</u> | <u>P</u> |
| 3 4 5 | <u>Wireless Telecommunications Services Facility</u> | <u>§ 102</u> | <u>C (1)</u> |

6 * Not listed below

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

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

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

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

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

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

23 (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.

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

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

2 (8) Within the Central SoMa SUD, see Planning Code Section 249.78 for specific controls.

3 (9) Office Uses related to the Hall of Justice are P in Special Use District, pursuant to § 803.9(e).

4 (10) Nighttime Entertainment subject to buffer in Section 249.6(c)(9).

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

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| 1 | | | containing RED or RED- |
| 2 | | | MX Districts |
| 3 | 846.07 | Parking and Loading Access: | §§ 145.1, 151.1, 152.1, 155 |
| 4 | | Siting and Dimensions | Requirements apply |
| 5 | 846.09 | Residential to non-residential | § 803.9(a) |
| 6 | | ratio | None |
| 7 | 846.10 | Off Street Parking, Non- | §§ 150, 151.1, 153-156, 166, 204.5 |
| 8 | | Residential | 3032 |
| 9 | 846.12 | Usable Open Space for Non- | § 135.3 |
| 10 | | Residential | Required; amount varies |
| 11 | | | based on use; may also pay |
| 12 | 846.13 | Outdoor Activity Area | § 890.71 |
| 13 | | | P if located in front; |
| 14 | | | C if located elsewhere |
| 15 | 846.14 | General Advertising Sign | §§ 607.2(b) & (e), 611 |
| 16 | 846.15 | Hours of Operation | § 890.48 |
| 17 | | | P 6 a.m.- 2 a.m. |
| 18 | | | C 2 a.m.- 6 a.m. |
| 19 | Residential Uses | | |
| 20 | 846.20 | Dwelling Units | §§ 102.7, 846.24 |
| 21 | | | NP, except pursuant to § |
| 22 | 846.21 | Group Housing | §§ 890.88(b), 846.24 |
| 23 | | | 846.24 |
| 24 | 846.22 | SRO Units | §§ 823, 890.88(c), 846.24 |
| 25 | | | NP, except pursuant to § |
| | | | 846.24 |

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| 1 | 846.23 | <i>Student Housing</i> | § 102.36 | NP |
| 2 | 844.23b | <i>Homeless Shelters</i> | §§ 102, 890.88(d) | C# |
| 3 | 846.24 | <i>Affordable Housing Project</i> | § 803.8 | P# (pursuant to Specific Provisions for SALI Districts) |
| 4 | | | | |
| 5 | | | | |
| 6 | 846.25 | <i>Dwelling Unit Density Limit</i> | §§ 124, 207.5, 208 | No density limit # |
| 7 | 846.26 | <i>Dwelling Unit Mix</i> | § 207.6 | Not applicable |
| 8 | 846.27 | <i>Residential Demolition, Division or Conversion</i> | § 317 | € |
| 9 | | | | |
| 10 | <i>Institutions</i> | | | |
| 11 | 846.30 | <i>Hospital, Medical Centers</i> | § 890.44 | NP |
| 12 | 846.31 | <i>Residential Care</i> | § 890.50(e) | NP |
| 13 | 846.32 | <i>Educational Services</i> | §§ 823, 890.50(e) | NP |
| 14 | 846.33 | <i>Religious Facility</i> | § 890.50(d) | € |
| 15 | 846.34 | <i>Assembly and Social Service</i> | § 890.50(a) | P |
| 16 | 846.35 | <i>Child Care Facility</i> | § 102 | P |
| 17 | 846.36 | <i>Medical Cannabis Dispensary</i> | §§ 102, 202.2(e), 890.133 | C in the Central SoMa SUD; P # elsewhere |
| 18 | | | | |
| 19 | <i>Vehicle Parking</i> | | | |
| 20 | 846.40 | <i>Automobile Parking Lot</i> | §§ 3032 890.7, 890.9, 890.11 | €; subject to criteria of Sec. 303 |
| 21 | | | | |
| 22 | 846.41 | <i>Automobile Parking Garage</i> | §§ 3032, 890.8, 890.10, 890.12 | €; subject to criteria of Sec. 303 |
| 23 | | | | |
| 24 | <i>Retail Sales and Services</i> | | | |
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| 846.45 | <i>All Retail Sales and Services which are not listed below</i> | §§ 121.6, 890.104 | <i>P up to 10,000 gsf per lot; C up to 25,000 gsf; NP above</i> |
| 846.46 | <i>Formula Retail</i> | § 303.1 | <i>C up to 25,000 gsf per lot; NP above</i> |
| 846.47 | <i>Ambulance Service</i> | § 890.2 | <i>C up to 10,000 gsf per lot; NP above</i> |
| 846.48 | <i>Self Storage</i> | § 890.54(d) | <i>NP</i> |
| 846.49 | <i>Tourist Hotel</i> | § 890.46 | <i>NP</i> |
| 846.52 | <i>Cannabis Retail</i> | §§ 102, 202.2(a), 890.125 | <i>C in the Central SoMa SUD; P # elsewhere</i> |
| <i>Assembly, Recreation, Arts and Entertainment</i> | | | |
| 846.55 | <i>Arts Activity</i> | § 102.2 | <i>P</i> |
| 846.56 | <i>Nighttime Entertainment</i> | §§ 102.17, 181(f), 803.5(b), 823 | <i>P</i> |
| 846.57 | <i>Adult Entertainment</i> | § 890.36 | <i>NP</i> |
| 846.58 | <i>Amusement Arcade</i> | § 890.4 | <i>C</i> |
| 846.59 | <i>Massage Establishment</i> | § 890.60 | <i>C</i> |
| 846.60 | <i>Movie Theater</i> | § 890.64 | <i>P, up to three screens</i> |
| 846.61 | <i>Pool Hall not falling within Category 890.50(a)</i> | § 221(f) | <i>C</i> |
| 846.62 | <i>Recreation Building or Facility</i> | §§ 221(e), 823, 890.81 | <i>P</i> |
| <i>Office</i> | | | |

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| 1 | 846.65 | <i>Office Uses in Historic Buildings</i> | §§ 803.9(b), 890.70 | <i>NP</i> |
| 2 | | | | |
| 3 | 846.65b | <i>Office Uses Related to the Hall of Justice</i> | §§ 803.9(e), 822 | <i>P in Special Use District, pursuant to § 803.9(e)</i> |
| 4 | | | | |
| 5 | 846.66 | <i>All Other Office Uses</i> | § 890.70 | <i>NP</i> |
| 6 | 846.67 | <i>Live/Work Units</i> | § 233 | <i>NP</i> |
| 7 | <i>Motor Vehicle Services</i> | | | |
| 8 | 846.70 | <i>Vehicle Storage – Open Lot</i> | § 890.131 | <i>NP</i> |
| 9 | 846.71 | <i>Vehicle Storage – Enclosed Lot or Structure</i> | §§ 303, 890.132 | <i>C; subject to criteria of Sec. 303</i> |
| 10 | | | | |
| 11 | 846.72 | <i>Motor Vehicle Service Station, Automotive Wash</i> | §§ 890.18, 890.20 | <i>P</i> |
| 12 | | | | |
| 13 | 846.73 | <i>Motor Vehicle Repair</i> | § 890.15 | <i>P</i> |
| 14 | 846.74 | <i>Automobile Tow Service</i> | § 890.19 | <i>P</i> |
| 15 | 846.75 | <i>Non Auto Vehicle Sales or Rental</i> | § 890.69 | <i>P</i> |
| 16 | | | | |
| 17 | <i>Industrial, Home, and Business Service</i> | | | |
| 18 | 846.78 | <i>Wholesale Sales</i> | § 890.54(b) | <i>P</i> |
| 19 | 846.79 | <i>Light Manufacturing</i> | § 890.54(a) | <i>P</i> |
| 20 | 846.80 | <i>Trade Shop</i> | § 890.124 | <i>P</i> |
| 21 | 846.81 | <i>Catering Service</i> | § 890.25 | <i>P</i> |
| 22 | 846.82 | <i>Business Goods and Equipment Repair Service</i> | § 890.23 | <i>P</i> |
| 23 | | | | |
| 24 | 846.83 | <i>Business Service</i> | § 890.111 | <i>P</i> |
| 25 | | | | |

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| 1 | 846.84 | Commercial Storage | § 890.54(c) | P |
| 2 | 846.85 | Laboratory, life science | § 890.53(a) | NP |
| 3 | 846.86 | Laboratory, not including life | §§ 890.52, 890.53(a) | P except subsection e |
| 4 | | science laboratory | | of 890.52 |
| 5 | 846.87 | Industrial Agriculture | § 102 | P |
| 6 | Other Uses | | | |
| 7 | 846.90 | Mortuary Establishment | § 227(c) | P |
| 8 | 846.91 | Animal Services | § 224, 823 | P |
| 9 | 846.92 | Public Use, except Public | §§ 209.6(c), 890.80 | P |
| 10 | | Transportation Facility and | | |
| 11 | | Internet Service Exchange | | |
| 12 | 846.94 | Internet Services Exchange | § 209.6(c) | P |
| 13 | 846.95 | Public Transportation | § 890.80 | P |
| 14 | | Facilities | | |
| 15 | 846.96 | Open Air Sales | §§ 803.9(d), 890.38 | P up to 10,000 gsf per lot; |
| 16 | | | | C up to 25,000 gsf; |
| 17 | | | | NP above |
| 18 | 846.97a | Open Recreation | §§ 209.5(a), 209.5(b) | P |
| 19 | 846.97b | Neighborhood Agriculture | § 102 | P |
| 20 | 846.97c | Large Scale Urban | § 102 | NP |
| 21 | | Agriculture | | |
| 22 | 846.98 | Walk-up Facility, including | § 890.140 | P |
| 23 | | Automated Bank Teller | | |
| 24 | | Machine | | |
| 25 | | | | |

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| 1 | 846.99 | Wireless Telecommunications Services Facility | § 102 | C; P if the facility is a Micro WTS Facility |
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SPECIFIC PROVISIONS FOR SALI DISTRICTS

| Article Code Section | Other Code Section | Zoning Controls |
|------------------------------|--------------------------|---|
| 8 § 846.23b 9 § 890.88(d) | § 102 | <p>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.</p> <p>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.</p> |
| 21 § 803.8 22 § 846.24 | | <p>AFFORDABLE HOUSING PROJECTS</p> <p>Boundaries: Within the boundaries of SALI Districts.</p> <p>Controls:</p> <p>“Affordable Housing Project” shall mean a project consisting of Low-Income</p> |

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| | <p>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.</p> <p>Affordable Housing Projects are principally permitted in this District:</p> <p>(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</p> <p>(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</p> <p>(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 building that does not exceed 800 square feet in building area.</p> <p>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.</p> <p>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.</p> |
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| 1 2 3 4 5 6 | § 846.25 § 207(c)(4) | ACCESSORY DWELLING UNITS <i>Boundaries: Within the boundaries of the SALI Districts.</i> <i>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.</i> |
| 7 8 | § 846.36 § 890.133 | <i>Medical cannabis dispensaries in the SALI may only operate between the hours of 8:00 a.m. and 10:00 p.m.</i> |

9
10 **SEC. 835 847. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.**

11 * * * *

12 **Table 835 847**

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

| <u>Zoning Category</u> | <u>§ References</u> | <u>Residential Enclave-Mixed District Controls</u> |
|------------------------------------|--|---|
| <u>BUILDING STANDARDS</u> | | |
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits</u> | §§ 261.1, 263.21, 270, 270.1, 270.2, 271 | <u>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.</u> |

| | | | |
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| 1 | | | <i><u>Minimum rear yard depth shall be equal to</u></i> |
| 2 | <i><u>Rear Yards</u></i> | <i><u>§§ 130, 134, 136</u></i> | <i><u>25% of the total depth of the lot on which</u></i> |
| 3 | | | <i><u>the building is situated, but in no case less</u></i> |
| 4 | | | <i><u>than 15 feet.</u></i> |
| 5 | <i><u>Front Setback and Side</u></i> | | <i><u>Front setbacks for residential uses are</u></i> |
| 6 | <i><u>Yards</u></i> | <i><u>§§ 130, 132, 133</u></i> | <i><u>governed by the Ground Floor Residential</u></i> |
| 7 | | | <i><u>Guidelines. Otherwise not required.</u></i> |
| 8 | <u>Street Frontage and Public Realm</u> | | |
| 9 | <i><u>Streetscape and</u></i> | | |
| 10 | <i><u>Pedestrian Improvements</u></i> | <i><u>§ 138.1</u></i> | <i><u>As required by §138.1.</u></i> |
| 11 | <i><u>Street Frontage</u></i> | | |
| 12 | <i><u>Requirements</u></i> | <i><u>§ 145.1</u></i> | <i><u>As required by §145.1. Exceptions</u></i> |
| 13 | | | <i><u>permitted for historic buildings.</u></i> |
| 14 | <i><u>Active street-facing</u></i> | | |
| 15 | <i><u>ground-floor uses</u></i> | <i><u>§ 145.4</u></i> | <i><u>None</u></i> |
| 16 | <i><u>required</u></i> | | |
| 17 | <i><u>Parking and Loading</u></i> | | |
| 18 | <i><u>Access Restrictions</u></i> | <i><u>§ 155(r)</u></i> | <i><u>As required by §155(r).(4)</u></i> |
| 19 | <i><u>Usable Open Space for</u></i> | | |
| 20 | <i><u>Non-Residential Uses</u></i> | <i><u>§ 135.3, 426</u></i> | <i><u>As required by §135.3 and §426; may also</u></i> |
| 21 | | | <i><u>pay in-lieu fee.</u></i> |
| 22 | <i><u>Artworks and Recognition</u></i> | | |
| 23 | <i><u>of Artists and Architects</u></i> | <i><u>§ 429</u></i> | <i><u>Required for new buildings and building</u></i> |
| 24 | | | <i><u>additions of 25,000 square feet or more.</u></i> |
| 25 | <u>Miscellaneous</u> | | |
| | <i><u>Design Guidelines</u></i> | <i><u>General Plan Commerce</u></i> | |
| | | <i><u>and Industry Element.</u></i> | <i><u>Subject to the Urban Design Guidelines.</u></i> |
| | <i><u>Large Project Review</u></i> | <i><u>§§ 329, 249.39</u></i> | <i><u>As required by § 329.(4)</u></i> |

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| 1 | <u>Planned Unit</u> | | |
| 2 | <u>Development</u> | <u>§ 304</u> | <u>NP</u> |
| 3 | <u>Awning or Canopy</u> | <u>§§ 136, 136.1</u> | <u>P</u> |
| 4 | <u>Marquee</u> | <u>§§ 136, 136.1</u> | <u>NP</u> |
| 5 | <u>Signs</u> | <u>§ 607.2</u> | <u>As permitted by Section § 607.2.</u> |
| 6 | <u>General Advertising</u> | <u>§§ 262, 602, 604, 608, 609,</u> | |
| 7 | <u>Signs</u> | <u>610, 611</u> | <u>NP</u> |
| 8 | <u>RESIDENTIAL STANDARDS AND USES</u> | | |
| 9 | <u>Development Standards</u> | | |
| 10 | <u>Usable Open Space</u> | | |
| 11 | <u>[Per Dwelling Unit or</u> | <u>§§ 135, 136, 249.39</u> | <u>80 square feet per Dwelling Unit, or 54</u> |
| 12 | <u>Group Housing Room]</u> | | <u>square feet if publicly accessible.(4)</u> |
| 13 | | | <u>No car parking required. Maximum</u> |
| 14 | | | <u>permitted as set forth in § 151. Bike parking</u> |
| 15 | <u>Off-Street Parking</u> | <u>§§ 150-151.1, 153 - 156,</u> | <u>required per § 155.2. If car parking is</u> |
| 16 | <u>Requirements</u> | <u>166, 167, 204.5</u> | <u>provided, car share spaces are required</u> |
| 17 | | | <u>when a project has 50 units or more per</u> |
| 18 | | | <u>§ 166.</u> |
| 19 | <u>Off-Street Freight</u> | <u>§§ 150, 152, 153 - 155,</u> | <u>None required if Occupied Floor Area is</u> |
| 20 | <u>Loading, Residential</u> | <u>204.5</u> | <u>less than 100,000 square feet.</u> |
| 21 | <u>Residential Conversion</u> | <u>§ 317</u> | <u>NP(5)</u> |
| 22 | <u>Residential Demolition,</u> | | <u>C for Removal of one or more Residential</u> |
| 23 | <u>Merger</u> | <u>§ 317</u> | <u>Units or Unauthorized Units.</u> |
| 24 | | | <u>At least 40% of all Dwelling Units must</u> |
| 25 | <u>Dwelling Unit Mix</u> | <u>§ 207.6</u> | <u>contain two or more bedrooms or 30% of</u> |

| | | |
|--|-------------------------|--|
| | | <i>all Dwelling Units must contain three or more bedrooms.</i> |
| <u>Use Characteristics</u> | | |
| <i>Intermediate Length</i> | <u>§§ 102, 202.10</u> | <i>P(2)</i> |
| <i>Occupancy</i> | | |
| <i>Single Room Occupancy</i> | <u>§ 102, 249.39</u> | <i>NP</i> |
| <i>Student Housing</i> | <u>§ 102</u> | <i>NP</i> |
| <u>Residential Uses</u> | | |
| <i>Dwelling Units</i> | <u>§ 102</u> | <i>P</i> |
| <i>Group Housing</i> | <u>§ 102</u> | <i>C</i> |
| <i>Homeless Shelter</i> | <u>§ 102</u> | <i>C</i> |
| <i>Dwelling Unit and Group Housing Density</i> | <u>§ 207</u> | <i>No density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.</i> |
| <i>Homeless Shelter Density</i> | <u>§§ 102, 208</u> | <i>Density limits regulated by the Administrative Code.</i> |
| <u>NON-RESIDENTIAL STANDARDS AND USES</u> | | |
| <u>Development Standards</u> | | |
| <i>Floor Area Ratio</i> | <u>§§ 102, 123, 124</u> | <i>Section 124 sets forth the Basic FAR, based on height. <u>Childcare Facilities and Residential Care Facilities are exempt from FAR limits.</u></i> |

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| <u>Off-Street Parking Requirements</u> | <u>§§ 150-151.1, 153 - 156, 166, 204.5</u> | <u>No car parking required. Maximum permitted as set forth in § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 25 units or more per § 166.</u> |
| <u>Off-Street Freight Loading, Non-Residential</u> | <u>§§ 150, 152, 153 - 155, 204.5</u> | <u>None required if Occupied Floor Area is less than 10,000 square feet.</u> |
| <u>Ground Floor Ceiling Height</u> | <u>§ 145.1(c)(4)</u> | <u>Required minimum floor-to-floor height of 14 feet, as measured from grade.</u> |
| <u>Commercial Use Characteristics</u> | | |
| <u>Drive-up Facility</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Formula Retail</u> | <u>§§ 102, 303.1</u> | <u>NP</u> |
| <u>Hours of Operation</u> | <u>§ 102</u> | <u>No limit</u> |
| <u>Maritime Use</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Open Air Sales</u> | <u>§ 102</u> | <u>P(3)</u> |
| <u>Outdoor Activity Area</u> | <u>§§ 102, 145.2</u> | <u>P if in front or it complies with Section 202.2(a)(7), C if elsewhere.</u> |
| <u>Walk-up Facility</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Agricultural Use Category</u> | | |
| <u>Agricultural Uses</u> | <u>§§ 102, 202.2(c)</u> | <u>P</u> |
| <u>Automotive Use Category</u> | | |
| <u>Automotive Uses*</u> | <u>§ 102</u> | <u>NP</u> |
| <u>Automotive Repair</u> | <u>§ 102</u> | <u>P(3)</u> |

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| 1 | <u>Private Parking Garage</u> | <u>§ 102</u> | <u>C</u> |
| 2 | <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C</u> |
| 3 | <u>Entertainment, Arts and Recreation Use Category</u> | | |
| 4 | <u>Entertainment, Arts and</u> | <u>§ 102, 803.9(b)</u> | <u>NP</u> |
| 5 | <u>Recreation Uses*</u> | | |
| 6 | <u>Arts Activities</u> | <u>§ 102</u> | <u>P(3)</u> |
| 7 | <u>Open Recreation Area</u> | <u>§ 102</u> | <u>P</u> |
| 8 | <u>Industrial Use Category</u> | | |
| 9 | <u>Industrial Uses*</u> | <u>§ 102</u> | <u>NP</u> |
| 10 | <u>Light Manufacturing</u> | <u>§ 102</u> | <u>P(3)</u> |
| 11 | <u>Institutional Use Category</u> | | |
| 12 | <u>Institutional Uses*</u> | <u>§§ 102, 202.2(e), 803.9(b)</u> | <u>P</u> |
| 13 | <u>Hospital</u> | <u>§ 102</u> | <u>NP</u> |
| 14 | <u>Medical Cannabis</u> | <u>§ 102</u> | <u>NP</u> |
| 15 | <u>Dispensary</u> | | |
| 16 | <u>Post-Secondary</u> | <u>§ 102</u> | <u>C</u> |
| 17 | <u>Educational Institution</u> | | |
| 18 | <u>School</u> | | |
| 19 | <u>Sales and Service Category</u> | | |
| 20 | <u>Retail Sales and Service</u> | <u>§§ 102, 202.2(a)</u> | <u>P(3)</u> |
| 21 | <u>Uses*</u> | | |
| 22 | <u>Adult Business</u> | <u>§ 102</u> | <u>NP</u> |
| 23 | <u>Bar</u> | <u>§ 102</u> | <u>NP</u> |
| 24 | <u>Hotel</u> | <u>§ 102</u> | <u>NP</u> |
| 25 | | | |

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|----|---|--------------|-------------|
| 1 | <u>Massage Establishment</u> | <u>§ 102</u> | <u>NP</u> |
| 2 | <u>Mortuary</u> | <u>§ 102</u> | <u>NP</u> |
| 3 | <u>Self Storage</u> | <u>§ 102</u> | <u>NP</u> |
| 4 | <u>Service, Financial</u> | <u>§ 102</u> | <u>NP</u> |
| 5 | <u>Service, Fringe Financial</u> | <u>§ 102</u> | <u>NP</u> |
| 6 | <u>Non-Retail Sales and</u> | | |
| 7 | <u>Service*</u> | <u>§ 102</u> | <u>P(3)</u> |
| 8 | <u>Laboratory</u> | <u>§ 102</u> | <u>NP</u> |
| 9 | <u>Life Science</u> | <u>§ 102</u> | <u>NP</u> |
| 10 | <u>Office Uses</u> | <u>§ 102</u> | <u>NP</u> |
| 11 | <u>Utility and Infrastructure Use Category</u> | | |
| 12 | <u>Utility and Infrastructure</u> | | |
| 13 | <u>uses*</u> | <u>§ 102</u> | <u>NP</u> |
| 14 | <u>Public Transportation</u> | | |
| 15 | <u>Facility</u> | <u>§ 102</u> | <u>C</u> |
| 16 | <u>Wireless</u> | | |
| 17 | <u>Telecommunications</u> | <u>§ 102</u> | <u>C(1)</u> |
| 18 | <u>Services Facility</u> | | |

19 * Not listed below

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

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

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

24 (4) Within the Western SoMa SUD, see Planning Code Section 249.39 for specific controls.

25 (5) C in Article 10 Landmark Buildings

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| <i>No.</i> | <i>Zoning Category</i> | <i>§ References</i> | <i>Residential Enclave- Mixed Controls</i> |
|----------------------------------|---|-------------------------|--|
| <i>BUILDING STANDARDS</i> | | | |
| 847.01 | <i>Height</i> | <i>See Zoning Map</i> | <i>Generally 45 feet See Sectional Zoning Maps 1 and 7</i> |
| 847.02 | <i>Bulk</i> | § 270 | <i>See Sectional Zoning Maps 1 and 7</i> |
| <i>USE STANDARDS</i> | | | |
| 847.03 | <i>Residential Density</i> | §§ 124(b), 208 | <i>No density limit #</i> |
| 847.04 | <i>Non-Residential Density</i> | §§ 102.9, 123, 124, 127 | <i>Generally, 1.0 to 1 floor area ratio</i> |
| 847.05 | <i>Usable Open Space for Dwelling Units and Group Housing</i> | §§ 135, 823 | <i>80 sq.ft. per unit</i> |
| 847.07 | <i>Usable Open Space for Other Uses</i> | § 135.3 | <i>Varies by use</i> |
| 847.09 | <i>Outdoor Activity Area</i> | § 890.71 | <i>P if located in front; C if located elsewhere § 145.2</i> |
| 847.10 | <i>Walk-up Facility</i> | § 890.140 | <i>NP</i> |
| 847.12 | <i>Residential Conversion</i> | § 317 | <i>NP C in Article 10 Landmark Buildings</i> |
| 847.13 | <i>Residential Demolition</i> | § 317 | <i>€</i> |
| <i>USES</i> | | | |

| | | | |
|----|-------------------------------|---|---|
| 1 | <i>Residential Use</i> | | |
| 2 | 847.14 | <i>Dwelling Units</i> | § 102.7 P |
| 3 | 847.15 | <i>Group Housing</i> | § 890.88(b) C |
| 4 | 847.16 | <i>SRO Units</i> | §§ 823, 890.88(c) NP |
| 5 | 847.16a | <i>Student Housing</i> | § 102.36 NP |
| 6 | 844.23b | <i>Homeless Shelters</i> | §§ 102, 890.88(d) C |
| 7 | <i>Institutions</i> | | |
| 8 | 847.17 | <i>Hospital, Medical Centers</i> | § 890.44 NP |
| 9 | 847.18 | <i>Residential Care</i> | § 890.50(e) NP |
| 10 | 847.19 | <i>Educational Services</i> | §§ 823, 890.50(e) C |
| 11 | 847.20 | <i>Religious Facility</i> | § 890.50(d) C |
| 12 | 847.21 | <i>Assembly and Social Service</i> | § 890.50(a) C |
| 13 | 847.22 | <i>Child Care Facility</i> | § 102 P |
| 14 | 847.23 | <i>Medical Cannabis Dispensary</i> | § 890.133 NP |
| 15 | <i>Vehicle Parking</i> | | |
| 16 | 847.25 | <i>Automobile Parking Lot, Community Residential</i> | §§ 303, 890.7 C; subject to criteria of Sec. 303 |
| 17 | 847.26 | <i>Automobile Parking Garage, Community Residential</i> | §§ 303, 890.8 C; subject to criteria of Sec. 303 |
| 18 | 847.27 | <i>Automobile Parking Lot, Community Commercial</i> | §§ 303, 890.9 C; subject to criteria of Sec. 303 |
| 19 | 847.28 | <i>Automobile Parking Garage, Community Commercial</i> | §§, 890.10 C; subject to criteria of Sec. 303 |
| 20 | 847.29 | <i>Automobile Parking Lot, Public</i> | §§ 303, 890.11 C; subject to criteria of Sec. 303 |

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|----|---|---|--------------------------|--|
| 1 | 847.30 | Automobile Parking Garage, Public | §§ 303, 890.12 | C; subject to criteria of Sec. 303 |
| 3 | Retail Sales and Services | | | |
| 4 | 847.31 | All Retail Sales and Services which are not listed below | § 890.104 | NP |
| 6 | 847.32 | Retail Sales and Service Use in a Historic Building | § 803.9(b) | C |
| 8 | 847.33 | Formula Retail | § 303.1 | NP |
| 9 | 847.34a | Limited Restaurant | § 790.90 | P up to 1,250 gsf per lot; C above; NP above 1 FAR |
| 12 | 847.34b | Restaurant | § 790.91 | P up to 1,250 gsf per lot; C above; NP above 1 FAR |
| 15 | 847.35 | Other Retail Sales and Services | § 890.102 | P up to 1,250 gsf per lot; C above; NP above 1 FAR |
| 18 | 847.36 | Personal Service | § 890.116 | P up to 1,250 gsf per lot; C above; NP above 1 FAR |
| 21 | Assembly, Recreation, Arts and Entertainment | | | |
| 22 | 847.37 | Nighttime Entertainment | §§ 102.17, 803.5(b), 823 | NP |
| 23 | 847.38 | Meeting Hall, not within § 813.21 | § 221(e) | NP |
| 24 | 847.39 | Recreation Building or Facility | §§ 221(e), 823, 890.81 | NP |

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|----|---|--|------------------------------|---|
| 1 | 847.40 | <i>Pool Hall, Card Club, not within § 813.21</i> | §§ 221(f), 803.4 | NP |
| 2 | | | | |
| 3 | 847.41 | <i>Theater, falling within § 221(d), except Moving Theater</i> | §§ 221(d), 890.64 | <i>P up to 1,250 gsf per lot;</i> <i>C above;</i> <i>NP above 1 FAR</i> |
| 4 | | | | |
| 5 | | | | |
| 6 | <i>Home and Business Service</i> | | | |
| 7 | 847.42 | <i>Trade Shop</i> | § 890.124 | <i>P up to 1,250 gsf per lot;</i> <i>C above;</i> <i>NP above 1 FAR</i> |
| 8 | | | | |
| 9 | | | | |
| 10 | 847.43 | <i>Catering Services</i> | § 890.25 | <i>P up to 1,250 gsf per lot;</i> <i>C above;</i> <i>NP above 1 FAR</i> |
| 11 | | | | |
| 12 | | | | |
| 13 | 847.45 | <i>Business Goods and Equipment Repair Service</i> | § 890.23 | <i>P up to 1,250 gsf per lot;</i> <i>C above;</i> <i>NP above 1 FAR</i> |
| 14 | | | | |
| 15 | | | | |
| 16 | 847.46 | <i>Arts Activities, except within a Live/Work Unit</i> | § 102.2 | <i>P up to 1 FAR;</i> <i>C above;</i> <i>NP above 1.5 FAR</i> |
| 17 | | | | |
| 18 | | | | |
| 19 | 847.47 | <i>Business Services</i> | § 890.111 | <i>P up to 1,250 gsf per lot;</i> <i>C above;</i> <i>NP above 1 FAR</i> |
| 20 | | | | |
| 21 | | | | |
| 22 | <i>Office</i> | | | |
| 23 | 847.48 | <i>Office Uses in Historic Buildings</i> | §§ 803.9(b) | C |
| 24 | 847.53 | <i>All Other Office Uses</i> | § 890.70 | NP |
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|----|-----------------------------------|--|--|
| 1 | <i>Live/Work Units</i> | | |
| 2 | 847.54 | <i>Live/Work Unit where the Work Activity is an Arts Activity</i> | §§ 102.2, 102.13, 209.9(f) NP |
| 3 | | | (g), 233 |
| 4 | 847.55 | <i>Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts</i> | § 803.9(b) NP |
| 5 | | | |
| 6 | | | |
| 7 | 847.56 | <i>All Other Live/Work Units</i> | §§ 102.13, 233 NP |
| 8 | <i>Automotive Services</i> | | |
| 9 | 847.57 | <i>Vehicle Storage – Open Lot</i> | § 890.131 NP |
| 10 | 847.58 | <i>Vehicle Storage – Enclosed Lot or Structure</i> | §§ 303, 890.132 C; subject to criteria of Sec. 303 |
| 11 | | | |
| 12 | 847.59 | <i>Motor Vehicle Service Station, Automotive Wash</i> | §§ 890.18, 890.20 NP |
| 13 | | | |
| 14 | 847.60 | <i>Motor Vehicle Repair</i> | § 890.15 P up to 1,250 gsf per lot; C above; NP above 1 FAR |
| 15 | | | |
| 16 | | | |
| 17 | 847.61 | <i>Motor Vehicle Tow Service</i> | § 890.19 NP |
| 18 | 847.62 | <i>Non Auto Vehicle Sales or Rental</i> | § 890.69 NP |
| 19 | 847.63 | <i>Public Transportation Facility</i> | § 890.80 NP |
| 20 | | | |
| 21 | <i>Industrial</i> | | |
| 22 | 847.13 | <i>Wholesale Sales</i> | § 890.54(b) P up to 1,250 gsf per lot; C above; NP above 1 FAR |
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|-------------------|---|-----------------------|--|
| 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~~

| <i>Article Code Section</i> | <i>Other Code Section</i> | <i>Zoning Controls</i> |
|---------------------------------|-----------------------------------|--|
| § 847.24 | § 207(c)(4) | <p align="center">ACCESSORY DWELLING UNITS</p> <p align="center"><i>Boundaries: Within the boundaries of the Residential Enclave Mixed Districts.</i></p> <p align="center"><i>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.</i></p> |

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

* * * *

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, | Varies. See Height and Bulk Map Sheets HT01 and HT07. In the Central SoMa SUD, Prevailing Height and Density limits are determined by |

| | | |
|--|---|--|
| | <p>263.21 263.20, 263.30, 270, 270.1, 270.2, 271. See also Height and Bulk District Maps</p> | <p>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.</p> |
|--|---|--|

* * * *

RESIDENTIAL STANDARDS & USES

* * * *

Residential Uses

* * * *

| | | |
|---------------|--|---|
| Group Housing | <p>§§ <u>102</u>, 249.78(c)(8); 890.88(b)</p> | <p>NP, except Group Housing uses that are also defined as Student Housing; <u>or</u> 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.</p> |
|---------------|--|---|

| | | |
|-----------|--|---|
| SRO Units | <p>§§ 249.78(c)(7); 890.88(e)</p> | <p>NP, except in buildings that consist of 100% affordable units.</p> |
|-----------|--|---|

* * * *

NON-RESIDENTIAL STANDARDS & USES

* * * *

Agricultural Use Category

| | | | |
|----|---------------------------------------|-------------------------|---|
| 1 | Agricultural | §§ 102, 202.2(c) | P |
| 2 | Uses [‡] | | |
| 3 | <i>Agriculture, Large</i> | <i>§§ 102, 202.2(e)</i> | € |
| 4 | <i>Scale Urban</i> | | |
| 5 | * * * * | | |
| 6 | Sales and Service Use Category | | |
| 7 | * * * * | | |
| 8 | Cannabis Retail | §§ 102, 202.2(a), | C |
| 9 | | <i>890.125</i> | |
| 10 | | | |
| 11 | * * * * | | |

* * * *

(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 Sections 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 Sections 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

1 Code, respectively, shall apply pursuant to provisions in Section 303(c)(5), when such uses
2 are permitted as conditional uses.

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

5 **SEC. 890.70. OFFICE USE.**

6 (a) "Office use" shall mean space within a structure or portion thereof intended or
7 primarily suitable for occupancy by persons or entities which perform, provide for their own
8 benefit, or provide to others at that location services including, but not limited to, the following:
9 Professional; banking; insurance; management; consulting; technical; sales; and design; and
10 the non-accessory office functions of manufacturing and warehousing businesses; ~~all uses~~
11 ~~encompassed within the definition of "office" in Section 219 of this Code;~~ multimedia, software
12 development, web design, electronic commerce, and information technology; all uses
13 encompassed within the definition of "administrative services" in Section 890.106 of this Code;
14 and all "professional services" as proscribed in Section 890.108 of this Code excepting only
15 those uses which are limited to the Chinatown Mixed Use District.

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

20 **SEC. 890.123. TOBACCO PARAPHERNALIA ESTABLISHMENT.**

21 A Tobacco Paraphernalia Establishment ~~is shall be, as established in Section 227(v) of this~~
22 ~~Code, a~~ retail use where more than 10% of the square footage of Occupied Floor Area, as
23 defined in Section ~~102.10~~, or more than 10 linear feet of display area projected to the floor,
24 whichever is less, is dedicated to the sale, distribution, delivery, furnishing, or marketing of
25 Tobacco Paraphernalia from one person to another. "Tobacco Paraphernalia" means

1 paraphernalia, devices, or instruments that are designed or manufactured for the smoking,
2 ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from
3 tobacco, or controlled substances as defined in California Health and Safety Code Sections
4 11054 et seq. "Tobacco Paraphernalia" does not include lighters, matches, cigarette holders,
5 any device used to store or preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or
6 any other preparation of tobacco that is permitted by existing law. Medical Cannabis
7 Dispensaries, as defined in Section 3301(f) of the San Francisco Health Code, are not
8 Tobacco Paraphernalia Establishments.

9 **SEC. 890.124. TRADE SHOP.**

10 A retail service use which provides custom-crafted goods and/or services for sale
11 directly to the consumer, reserving some storefront space for display and retail service; ~~if~~
12 ~~conducted within an enclosed building having no openings other than fixed windows or exits required~~
13 ~~by law located within 50 feet of any R District. The Trade Shop shall be conducted to minimize the~~
14 ~~impacts of noise, vibration, or emissions beyond the premises of the use.~~ A trade shop includes, but
15 is not limited to:

- 16 (a) Repair of personal apparel, accessories, household goods, appliances, furniture
17 and similar items, but excluding repair of motor vehicles and structures;
 - 18 (b) Upholstery services;
 - 19 (c) Carpentry;
 - 20 (d) Printing of a minor processing nature, including multicopy and blueprinting services
21 and printing of pamphlets, brochures, resumes and small reports, but excluding printing of
22 books, magazines or newspapers;
 - 23 (e) Tailoring; and
 - 24 (f) Other artisan craft uses, including fine arts uses.
- 25

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

9 (h) Within the Chinatown Mixed Use Districts, it does not include any shop which
10 uses a single machine of more than five horsepower capacity, or a shop in which the
11 mechanical equipment, together with related floor space used primarily by the operators of
12 such equipment, occupies in the aggregate more than 1/3 of the total Gross Floor Area of the
13 use. A trade shop is distinct from light manufacturing, as defined in Section 890.54(a) of this
14 Code.

15 * * * *

16 **SEC. 890.140. WALK-UP FACILITY.**

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

22
23 Section 3. The San Francisco Planning Code is hereby amended by deleting Sections
24 803.5, 803.6, 809, 890.2, 890.4, 890.6, 890.27, and 890.37, as follows:
25

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

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

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

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

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

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

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

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

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

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

10 ~~(8) Any indoor and/or outdoor activity allowed as a principal or conditional use and~~
11 ~~located within 100 feet of a residential or live/work unit shall, during the period from 10:00 p.m. to~~
12 ~~6:00 a.m., insure that sound levels emanating from such activities do not exceed the acceptable noise~~
13 ~~levels established for residential uses by the San Francisco Noise Ordinance; and~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17 (i) *The first column in the Zoning Control Table, titled “No.” provides a category number for*
18 *each zoning control category.*

19 (ii) *The second column in the table, titled “Zoning Control Category,” lists zoning control*
20 *categories for the district in question.*

21 (iii) *The third column, titled “§ References,” contains numbers of other sections in the Planning*
22 *Code and other City Codes, in which additional relevant provisions are contained.*

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

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

- 1 ~~P— Permitted as a Principal Use.~~
- 2 ~~C— Permitted as a Conditional Use, subject to the provisions set forth in this Code.~~
- 3 ~~NP— Not Permitted.~~
- 4 ~~#— See specific provisions listed by section and zoning category number at the end of the table.~~
- 5 ~~1st— 1st story and below, where applicable.~~
- 6 ~~2nd— 2nd story, where applicable.~~
- 7 ~~3rd+— 3rd story and above, where applicable.~~

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

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

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

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

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

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

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

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

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

20 ~~In the Chinatown Mixed Use Districts, a retail use, other than adult entertainment, as defined in~~
21 ~~Section 890.36 of this Code, which provides live entertainment, including dramatic and musical~~
22 ~~performances, and/or provides amplified taped music for dancing on the premises, including but not~~
23 ~~limited to Places of Entertainment and Limited Live Performance Locales, as defined in~~
24 ~~Section 1060 of the Police Code. Other entertainment also includes bowling alley, billiard parlor,~~
25

1 ~~shooting gallery, skating rink and other commercial recreational activity, but it excludes amusement~~
2 ~~game arcades, as defined in Section 890.4 of this Code and regulated in Section 1036 of the Police~~
3 ~~Code.~~

4
5 Section 4. Effective Date. This ordinance shall become effective 30 days after enactment.
6 Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance
7 unsigned or does not sign the ordinance within ten days of receiving it, or the Board of
8 Supervisors overrides the Mayor's veto of the ordinance.

9
10 Section 5. In enacting this ordinance, the Board intends to amend only those words, phrases,
11 paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any
12 other constituent parts of the Planning Code that are explicitly shown in this legislation as
13 additions, deletions, Board amendment additions, and Board amendment deletions in
14 accordance with the "Note" that appears under the official title of the legislation.

15
16 Section 6. Corrected Presentation of Existing Code. Some prior versions of this ordinance
17 inadvertently failed to accurately reflect recent amendments to sections 102, 303, 757, and
18 758 of the Planning Code enacted by Ordinance No.75-22. This version of this ordinance has
19 been updated to accurately represent those recent amendments as existing text of the
20 Planning Code. Said revisions do not change the substance of this ordinance.

21 APPROVED AS TO FORM:
22 DAVID CHIU, City Attorney

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

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REVISED LEGISLATIVE DIGEST
(Amended in Committee, 2/27/2023)

[Planning Code - 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 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 on properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street unless they are zoned Residential Enclave District (RED) or Residential Enclave District – Mixed (RED-MX); 6) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility Uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 7) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 8) require that all Nighttime Entertainment uses comply with the Entertainment Commission’s good neighbor policies; and 9) 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.

This ordinance reflects amendments recommended by the Planning Commission and made by the Land Use and Transportation Committee of the Board of Supervisors on February 13, 2023.

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
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TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: November 17, 2022
To: Planning Department/Commission
From: Erica Major, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral – (File No. 220340-2)
Planning Code - Neighborhood Commercial and Mixed Use Zoning Districts

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure
- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan
 - Planning Code, Section 101.1
 - Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Erica Major at Erica.Major@sfgov.org.

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment. Physical projects will require separate environmental review.

12/16/22

A handwritten signature in black ink, appearing to be "Erica Major".



CITY AND COUNTY OF SAN FRANCISCO
LONDON BREED, MAYOR

OFFICE OF SMALL BUSINESS
DIRECTOR KATY TANG

December 21, 2022

Ms. Angela Calvillo, Clerk of the Board
City Hall Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

RE: BOS File No. 220340 – Planning Code – Neighborhood Commercial and Mixed Use Zoning Districts - SUPPORT

Dear Ms. Calvillo,

On December 12, 2022 the Small Business Commission (the Commission) heard BOS File No. 220340 – Planning Code – Neighborhood Commercial and Mixed Use Zoning Districts. Madison Tam, Legislative Aide to Supervisor Dorsey, and Aaron Starr, Principal Planner, Legislative Affairs, San Francisco Planning Department, presented the legislation.

Ms. Tam explained the context for this proposal, noting that in addition to simplifying zoning tables and code language, it extends major components of Proposition H (which was passed by voters in 2020) to Eastern Neighborhoods Zoning Districts. These components include removing the 311 notification (neighborhood notification) requirement for principally permitted uses in Eastern, Western, and Central SoMa Area Plan, and making changes of use in the Eastern SoMa Area Plan eligible for the 30-day permit process. As a result of Proposition H, these streamlining measures are currently in place in Neighborhood Commercial Districts, but have not yet been extended to the Eastern Neighborhoods Zoning Districts.

Ms. Tam reviewed the community outreach that Supervisor Dorsey conducted to engage community groups including, but not limited to, SOMA Pilipinas, the Leather and LGBTQ Cultural District, SOMA Youth and Families, and members of the nighttime and entertainment industry. The Commission commended Supervisor Dorsey for his thorough outreach efforts. Mr. Starr reviewed the history of the code reorganization project which has been underway since 2014, emphasizing the need for standardized zoning tables and terms to ensure the City's Planning Code is readable and understandable.

The Commission discussed their support, and the importance, of Proposition H as a tool to support small businesses and fill commercial vacancies. In the past, the Commission has advocated for expedited permit processing and greater flexibility for business uses throughout the City. This legislation furthers those goals, and as such, the Commission unanimously voted to support this legislation.

The Commission commends Supervisor Dorsey and his staff for their willingness to support small businesses as they recover from the COVID-19 pandemic. Thank you for considering the Commission's recommendations. Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Katy Tang".

Katy Tang, Director, Office of Small Business



January 24, 2023

Ms. Angela Calvillo, Clerk
Honorable Supervisor Dorsey
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2022-003902PCA:
Neighborhood Commercial and Mixed-Use Zoning Districts
Board File No. 220340

Historic Preservation Commission Recommendation: Recommendation to Approve

Dear Ms. Calvillo and Supervisor Dorsey,

On December 7, 2023, the Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Dorsey that would bring Article 8 into conformance with the Code Reorganization Project and make other substantive changes. At the hearing the Commission adopted a Recommendation to Approve.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Peter Miljanich, Deputy City Attorney
Madison Tam, Aide to Supervisor Dorsey
Erica Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution
Planning Department Executive Summary



HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 1290

HEARING DATE: DECEMBER 7, 2022

Project Name: Neighborhood Commercial and Mixed Use Zoning Districts
Case Number: 2022-003902PCA [Board File No. 220340]
Initiated by: Supervisor Dorsey / Introduced April 19, 2022
Staff Contact: Aaron Starr, Legislative Affairs
Aaron.starr@sfgov.org, 628-652-7533

RESOLUTION RECOMMENDING APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND 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) PRINCIPALLY 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.

WHEREAS, on April 19 Supervisors Haney introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 220340, which would amend 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,

WHEREAS, upon Supervisor Haney leaving office and Supervisor Dorsey assuming office as Supervisor for District 6, Supervisor Dorsey took over sponsorship of Board File 220340; and,

WHEREAS, The Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on December 7, 2022; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

WHEREAS, the Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Commission hereby approves the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission recommends this ordinance because it supports allowing more Intentional Uses in the Eastern Neighborhoods Districts to help the City's non-profit organizations thrive and serve more communities. Further it also expands where Arts Activities can locate. This not only benefits surrounding communities, but it also makes it easier for those organizations to find space that is suitable and affordable. Further, allowing more flexibility for historic resources helps ensure their continued use and preservation.

The Commission also finds that the City should investigate Planning Code changes like these to support Legacy Businesses.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

East SoMa Plan Area

OBJECTIVE 1.1

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING MIXED-USE CHARACTER

Policy 1.1.6

Retain East SoMa's existing residential alleys for residential uses.

The proposed ordinance would maintain the existing residential alleys in the Eastern SoMa Plan area, and with the Commission's proposed amendments would ensure residential uses are prioritized over other uses in these districts.

OBJECTIVE 1.5

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET

Policy 1.5.2

Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the East SoMa.

The proposed ordinance would allow more Nighttime Entertainment uses near residential uses; however, the Planning Commission's recommended modifications are intended to lessen any conflicts caused by this change.

OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.4

Encourage the creation of family supportive services, such as childcare facilities, parks and recreation, or other facilities, in affordable housing or mixed-use developments.

The proposed ordinance would relax the zoning controls for family supportive services, such as childcare facilities and other philanthropic uses.

OBJECTIVE 6.2

INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS

Policy 6.2.1

Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.

The proposed ordinance relaxes the controls for Job Training facilities in several zoning districts in the Eastern Neighborhoods.

OBJECTIVE 7.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES

Policy 7.1.3

Ensure childcare services are located where they will best serve neighborhood workers and residents

The proposed amendments along with the Planning Commission recommendation would allow Childcare Facilities in residential areas without being limited by FAR requirements.

OBJECTIVE 7.2

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS

Policy 7.2.2

Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.

The proposed ordinance relaxes the zoning controls on several institutional uses, encouraging new facilities and spaces for employment training services, art, education, and youth programming.

OBJECTIVE 7.3

REINFORCE THE IMPORTANCE OF THE SOUTH OF MARKET AS THE CENTER OF FILIPINO-AMERICAN LIFE IN SAN FRANCISCO

Policy 7.3.2

Encourage the creation of new social and cultural facilities in the East SoMa area.

Policy 7.3.1

Support efforts to preserve and enhance social and cultural institutions

Policy 7.3.2

Encourage the creation of new social and cultural facilities in the East SoMa area.

Policy 7.3.3

Protect and support Filipino and other culturally significant local business, structures, property and institutions in the East SoMa.

The proposed ordinance relaxes the zoning controls on several institutional uses, encourage the creation of new social and cultural facilities in the East SoMa area. These changes will also help support Filipino and other culturally significant institutions in the East SoMa by providing more locations for them to relocate or establish.

Western SoMa Plan Area

Policy 1.1.3

Protect existing and newly designated residential clusters with Residential Enclave District zoning controls

OBJECTIVE 1.3

MINIMIZE NOISE IMPACTS AND ENSURE APPROPRIATE NOISE ORDINANCE REQUIREMENTS ARE MET

Policy 1.3.2

Reduce potential land use conflicts by carefully considering the location and design of both noise-generating uses and sensitive uses in the Western SoMa.

The proposed ordinance would allow more Nighttime Entertainment uses near residential uses; however, the Planning Commission's recommended modifications are intended to lessen any conflicts caused by this change.

Central SoMa Plan Area

OBJECTIVE 3.6

RECOGNIZE THE IMPORTANCE OF NIGHTLIFE USES IN CREATING A COMPLETE NEIGHBORHOOD

Policy 3.6.1:
Allow nightlife where appropriate

The proposed ordinance appropriately relaxes Nighttime Entertainment Controls within the Central SoMa Plan Area.

OBJECTIVE 6.2

MINIMIZE GREENHOUSE GAS EMISSIONS

Policy 6.2.5
Minimize transportation-based greenhouse gas emissions.

The proposed ordinance would limit new parking facilities within the Central SoMa Plan Area, helping to reduce car trips and associated greenhouse gas emissions.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed Ordinance allows new commercial activity in the Eastern Neighborhood Districts.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would help existing neighborhood businesses by providing them additional opportunities to increase revenue and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings but will allow more uses in historic buildings so that they can be adaptively reused aiding in their preservation.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby adopts a RECOMMENDATION TO APPROVE the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 7, 2022



Jonas P. Ionin
Commission Secretary

AYES: Wright, Black, Johns, So, Nageswaran, Matsuda

NOES: None

ABSENT: Foley

ADOPTED: December 7, 2022



EXECUTIVE SUMMARY PLANNING CODE TEXT AMENDMENT

HEARING DATE: December 7, 2022

90-Day Deadline: February 6, 2023

Project Name: Neighborhood Commercial and Mixed-Use Zoning Districts
Case Number: 2022-003902PCA [Board File No. 220340]
Initiated by: Supervisor Dorsey/ Reintroduced November 8, 2022
Staff Contact: Aaron Starr, Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

Recommendation: Approval with Modifications

Planning Code Amendment

Ordinance amending the Planning Code to update and reorganize the Eastern Neighborhoods Mixed Use Zoning District’s tables and use definitions in Section 102 consistent with the Code Reorganization Project, in addition to the several substantive amendments. Below are the changes in the ordinance that impact historic resources. For a more complete overview of all the changes in the ordinance, please see Exhibit D.

| The Way It Is | The Way It Would Be |
|--|---|
| Changes That Impact Historic Resources | |
| Historic Buildings in Residential Enclave Districts (RED and RED-MX). Retail Sales and Service Uses and Office Uses are permitted in historic buildings in RED and RED-MX Districts with conditional use authorization. | In addition to the uses allowed with conditional use authorization, Arts Activities, Community Facility, Private Community Facility, Public Facility, School, Social Service or Philanthropic Facility, and Trade School uses would be principally permitted in historic buildings. |

Background

The proposed ordinance seeks to make several changes, most of which do not directly impact historic resources; however, the ordinance does expand the list of uses that are allowed in historic buildings in RED and RED-MX. This mainly impacts RED districts, since uses in that district are more tightly controlled than in the RED-MX district. Many of the uses covered under this amendment are already permitted in RED-MX. Other than Arts Activities, the uses being added are all Institutional Uses. Retail Sales and Office Uses are already allowed with Conditional Use authorization in historic resources under this existing code provision. For a complete overview of the proposed changes in the ordinance, please see Exhibit D.

Planning Commission Action

The Planning heard this item on November 17, 2022 and unanimously recommended approval with the following modifications:

1. Rather than amending the FAR ratios in the South Park, RED and RED-MX, exempt housing, Childcare Facilities and Residential Care Facilities from FAR limits in those zoning districts.
2. Remove the language referencing adequate lighting and the Planning Department's lighting guidelines from the definition of Walk-Up Facility.
 - *Such facilities shall provide waste receptacles, and be kept free of litter, ~~and provide adequate lighting for the facility~~, provided that such lighting shall comply with Planning Department guidelines.*
3. Remove the proposed changes that relax Nighttime Entertainment controls in various zoning districts. Instead, amend the ordinance so that Nighttime Entertainment is principally permitted for properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street, unless those properties are zoned RED or RED-MX. In addition, provide an exception for properties that meet those criteria to the buffer that prohibits Nighttime Entertainment within 200' of RED and RED-MX Districts.
4. Encourage the Entertainment Commission to evaluate how best to mitigate impacts in RED and RED-MX districts from noise and other quality of life impacts related to Nighttime Entertainment uses that are located within 200' of those districts.
5. After the Planning Commission's consideration, allow amendments to the ordinance that maintain existing Planning Code controls.

Proposed Code Language

The full text of the proposed code language that impacts historic resources is as follows (underline and strikethroughs represent additions and deletions respectively):

(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 Office Uses, as defined in ~~Planning Code~~ Sections ~~890.104 and~~ 890.70, ~~respectively~~, are permitted only with Conditional Use authorization, pursuant to Planning Code Section 303, provided that:

(i) The project does not contain any Adult Business or Nighttime Entertainment 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.

Issues and Considerations

Residential Enclave Districts

Residential Enclave Districts (RED) encompass many of the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the South of Market area. Within these predominantly residential enclaves lie several vacant parcels, parking lots and other properties in open storage use. These properties are undeveloped or underdeveloped and are viewed as opportunity sites for new, moderate-income, in-fill housing.

The zoning controls for this district are tailored to the design needs and neighborhood characteristics of these enclaves and are intended to encourage and facilitate the development of attractive, compatible, and economically feasible in-fill housing while providing adequate residential amenities to the site and neighborhood.

Dwelling units are permitted as a principal use. Nonresidential uses, except art related activities, are not permitted, except for certain uses in historic buildings. Existing commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Sections [185](#) and [186](#).

Residential Enclave- Mixed Districts

Residential Enclave-Mixed Districts (RED-MX) encompass some of the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the Western SoMa area. Many parcels in these residential enclaves are underdeveloped and represent opportunities for new residential and low-intensity commercial uses.

While residential uses are encouraged throughout these districts, group housing is limited, and student housing and single-room-occupancy units are prohibited. Small-scale retail, restaurants, arts activities, and other commercial uses are principally permitted to create the potential for more active, mixed-use alleys. Some automobile-related and production, distribution, and repair uses are also permitted with limitations. Existing

commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of [Article 1.7](#).

Arts Activities

Arts Activities is an entertainment use, and allows a variety of uses related to the arts, such as performance, exhibition (except exhibition of films), rehearsal, production, post-production, and some schools of any of the following: dance; music; dramatic art; film; video; graphic art; painting; drawing; sculpture; etc.

Prior to the Code Reorganization Project (see exhibit D), Arts Activities was only permitted in a few zoning districts. Since then, the Planning Commission and the Board of Supervisors have consistently supported and passed ordinances that allow this use in more districts. The proposed change continues this pattern by allowing it in historic buildings in the RED and RED-MX Districts. Arts groups tend to have a harder time finding spaces to lease; therefore, allowing the use in more districts increases the odds of an arts organization finding an appropriate space at a rent they can afford. Further, allowing more flexibility for historic resources helps ensure their continued use and preservation. Arts Activities is currently permitted in the RED and RED-MX Districts, but both come with restrictions. In the RED District, the theater use covered under Arts Activities is not allowed, while in the RED MX the use is subject to size limits. This provision will allow Arts Activities in these districting within historic buildings without those restrictions.

Institutional Uses

Institutional use is a Use Category that includes Child Care Facility, Community Facility, Private Community Facility, Hospital, Job Training, Medical Cannabis Dispensary, Religious Institution, Residential Care Facility, Social Service or Philanthropic Facility, Post-Secondary Educational Institution, Public Facility, School, and Trade School; however, only Community Facility, Private Community Facility, Public Facility, School, Social Service or Philanthropic Facility, and Trade School would be permitted as of right in historic buildings within the RED and RED-MX Districts. These uses are generally considered to be less impactful, and beneficial uses to have in residential areas. Allowing them to adaptively reuse historic buildings in the RED and RED-MX districts would benefit not only the preservation of the historic resource but also the surrounding community.

General Plan Compliance

(This analysis covers the entire ordinance)

The proposed ordinance complies with the Eastern SoMa Plan in that it encourages smaller retail spaces in the Eastern SoMa Plan area. It liberalizes Institutional uses in the Eastern SoMa Plan area as well, which is consistent with the Plan's policies to encourage the creation of family supportive services, workforce development training, and the addition of new social and cultural facilities. It also further restricts new parking facilities which is consistent with the Eastern SoMa Plan Policy of discouraging new surface parking lots

The proposed Ordinance is consistent Western SoMa Plan in that it maintains the distinctions between residential and non-residential areas. By reinforcing the Entertainment Commission role in regulating nighttime entertainment operators, the ordinance will help ensure that noise ordinance requirements are met.

The proposed ordinance is consistent with the Central SoMa Plan in that it allows nightlife venues in appropriate commercial and mix-use zoning districts. By further restricting public parking lots and garages, the ordinance is consistent with the policy to reduce vehicle miles traveled and minimize greenhouse gases.

Racial and Social Equity Analysis

(This analysis covers the entire ordinance)

The proposed would further racial and social equity in multiple ways. First the ordinance expands where non-profit, social service providers, and arts activities can locate within the Eastern Neighborhoods, helping to preserve and enhance the area's long standing Pilipino and LGBTQ social service and community serving organizations.

The ordinance's effort to limit new public parking lots and garages will also help advance equity as well. The subject area is disproportionate impacted by automobile pollution from nearby freeways. The area has also long prioritized automobile thru-traffic with its wide one-directional streets. As a result, the area includes several of the City's High Injury Network streets, and some of MTA's Communities of Concerns¹. Limiting parking, while not a panacea for these concerns, is consistent with improving safety and lessening automobile pollution in the area because limits new parking facilities. The more parking available, the more like it is that people will drive to the area. Much more must be done to address years of environmental racism that has impacted much of the Eastern and Southeastern portions of San Francisco, but enacting policies that lead to reduced traffic moves the City in the right direction.

Many of the long-standing businesses in the Eastern Neighborhoods provide goods and services at accessible prices to the adjacent, lower-income residents. These businesses were also found to frequently hire from the adjacent neighborhood, serving a source of employment for the neighborhood's youth and lower skilled workers. The proposed ordinance will allow these businesses to find additional ways to increase revenue and attract new customers by allowing them to obtain Limited Live Performance Permits, principally permitting outdoor activity areas consistent with Proposition H, and by allowing catering as an Accessory use in Restaurants. Further, the proposed ordinance requires smaller retail spaces in developments over 10,000 sq. ft. The additional use size limits will help encourage new smaller retail spaces. These, by nature of their size, are typically offered at lower lease rates and provide newer entrepreneurs an opportunity at a brick-and-mortar location. In combination, these amendments help further equity and complement goals in the neighborhood's Cultural District, the neighborhood Area Plan and the Department's historical context statement for the area.

Relaxing nighttime entertainment uses would also help advance the goals of the Leather Cultural District to grow nightlife businesses back to their 1980 levels. Their mission statement is to "To augment and make sustainable housing, healthcare, commerce, community development, cultural resources, and physical spaces." Nighttime entertainment spaces are key as cultural resources and a physical space for this community. The Leather community has explicitly said that they want their voice to be heard in zoning decisions, and this ordinance does that².

Implementation

The proposed changes outlined in this case report will not impact the Department's implementation procedures.

¹ <https://www.visionzerosf.org/about/action-strategy/>

² <https://sfleatherdistrict.org/wp-content/uploads/2022/02/SFLCD-Brochure-20220215.pdf>

Recommendation

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department is recommending approval of this ordinance because it supports allowing more Intentional Uses in the Eastern Neighborhoods Districts to help the City's non-profit organizations thrive and serve more communities. Further it also expands where Arts Activities can locate. This not only benefits surrounding communities, but it also makes it easier for those organizations to find space that is suitable and affordable. Further, allowing more flexibility for historic resources helps ensure their continued use and preservation.

Required Commission Action

The proposed Ordinance is before the Commission so that it may recommend approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Public Comment

There was no public comment regarding the issues discussed under this case report; however, there were concerns expressed about the expansion of Nighttime Entertainment and General Entertainment prior to and during the Planning Commission hearing. For an overview of those concerns, please see Exhibit D.

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 220340 v4
- Exhibit C: Map of Affected Area.
- Exhibit D: Planning Commission Executive Summary



December 6, 2022

Ms. Angela Calvillo, Clerk
Honorable Supervisor Dorsey
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2022-003902PCA:
Neighborhood Commercial and Mixed Use Zoning Districts
Board File No. 220340

Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Dorsey,

On November 17, 2022, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Dorsey that would amend the Eastern Neighborhoods Mixed Use Zoning Districts to conform with the Code Reorganization Project, and other substantive amendments. At the hearing, the Planning Commission recommended **approval with modification**.

The Commission's proposed modifications were as follows:

1. Rather than amending the FAR ratios in the South Park, RED and RED-MX, exempt housing, Childcare Facilities and Residential Care Facilities from FAR limits in those zoning districts.
2. Remove the language referencing adequate lighting and the Planning Department's lighting guidelines from the definition of Walk-Up Facility. • *Such facilities shall provide waste receptacles, and be kept free of litter, and provide adequate lighting for the facility, provided that such lighting shall comply with Planning Department guidelines.*
3. Remove the proposed changes that relax Nighttime Entertainment controls in various zoning districts. Instead, amend the ordinance so that Nighttime Entertainment is principally permitted for properties

fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street, unless those properties are zoned RED or RED-MX. In addition, provide an exception for properties that meet those criteria to the buffer that prohibits Nighttime Entertainment within 200' of RED and RED-MX Districts.

4. Encourage the Entertainment Commission to evaluate how best to mitigate impacts in RED and RED-MX districts from noise and other quality of life impacts related to Nighttime Entertainment uses that are located within 200' of those districts.
5. After the Planning Commission's consideration, allow amendments to the ordinance that maintain existing Planning Code controls.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Peter Miljanich, Deputy City Attorney
Madison Tam, Aide to Supervisor Dorsey
Erica Major, Office of the Clerk of the Board

Attachments :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21205

HEARING DATE: NOVEMBER 17, 2022

Project Name: Neighborhood Commercial and Mixed Use Zoning Districts
Case Number: 2022-003902PCA [Board File No. 220340]
Initiated by: Supervisor Dorsey / Introduced April 19, 2022
Staff Contact: aaron starr, Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND 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) PRINCIPALLY 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.

WHEREAS, on April 19 Supervisors Haney introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 220340, which would amend 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,

WHEREAS, upon Supervisor Haney leaving office and Supervisor Dorsey assuming office as Supervisor for District 6, Supervisor Dorsey took over sponsorship of Board File 220340; and,

WHEREAS, The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on November 17, 2022; and,

WHEREAS, the proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves with modifications the proposed ordinance. The Commission's proposed recommendation(s) is/are as follows:

1. Rather than amending the FAR ratios in the South Park, RED and RED-MX, exempt housing, Childcare Facilities and Residential Care Facilities from FAR limits in those zoning districts.
2. Remove the language referencing adequate lighting and the Planning Department's lighting guidelines from the definition of Walk-Up Facility. • *Such facilities shall provide waste receptacles, and be kept free of litter, and provide adequate lighting for the facility, provided that such lighting shall comply with Planning Department guidelines.*
3. Remove the proposed changes that relax Nighttime Entertainment controls in various zoning districts. Instead, amend the ordinance so that Nighttime Entertainment is principally permitted for properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street, unless those properties are zoned RED or RED-MX. In addition, provide an exception for properties that meet those criteria to the buffer that prohibits Nighttime Entertainment within 200' of RED and RED-MX Districts.
4. Encourage the Entertainment Commission to evaluate how best to mitigate impacts in RED and RED-MX districts from noise and other quality of life impacts related to Nighttime Entertainment uses that are located within 200' of those districts.
5. After the Planning Commission's consideration, allow amendments to the ordinance that maintain existing Planning Code controls.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Planning Commission supports the goals of this ordinance, which are to loosen the restrictions on Nighttime Entertainment use to help this much needed industry thrive post pandemic; permit more intuitional uses in the Eastern Neighborhoods Districts to help our non-profit organizations thrive and serve more communities; make consistent accessory use controls so that all businesses can take advantage of opportunities to expand and strengthen their business plans; and to limit new parking facilities in the Eastern Neighborhood's to help the city reach its carbon reduction goals, mode share shift goals, and Vision Zero goals. However, the Commission is concerned about how some of these changes could impact the surrounding residential neighborhoods, and how some of these provisions would be implemented and has proposed amendments to the ordinance to address those concerns.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

East SoMa Plan Area

OBJECTIVE 1.1

ENCOURAGE PRODUCTION OF HOUSING AND OTHER MIXED-USE DEVELOPMENT IN EAST SOMA WHILE MAINTAINING ITS EXISTING MIXED-USE CHARACTER

Policy 1.1.6

Retain East SoMa's existing residential alleys for residential uses.

The proposed ordinance would maintain the existing residential alleys in the Eastern SoMa Plan area, and with the Commission's proposed amendments would ensure residential uses are prioritized over other uses in these districts.

OBJECTIVE 1.5

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET

Policy 1.5.2

Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the East SoMa.

The proposed ordinance would allow more Nighttime Entertainment uses near residential uses; however, the Planning Commission's recommended modifications are intended to lessen any conflicts caused by this change.

OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.4

Encourage the creation of family supportive services, such as childcare facilities, parks and recreation, or other facilities, in affordable housing or mixed-use developments.

The proposed ordinance would relax the zoning controls for family supportive services, such as childcare facilities and other philanthropic uses.

OBJECTIVE 6.2

INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS

Policy 6.2.1

Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.

The proposed ordinance relaxes the controls for Job Training facilities in several zoning districts in the Eastern Neighborhoods.

OBJECTIVE 7.1

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES

Policy 7.1.3

Ensure childcare services are located where they will best serve neighborhood workers and residents

The proposed amendments along with the Planning Commission recommendation would allow Childcare Facilities in residential areas without being limited by FAR requirements.

OBJECTIVE 7.2

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS

Policy 7.2.2

Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.

The proposed ordinance relaxes the zoning controls on several institutional uses, encouraging new facilities and spaces for employment training services, art, education, and youth programming.

OBJECTIVE 7.3

REINFORCE THE IMPORTANCE OF THE SOUTH OF MARKET AS THE CENTER OF FILIPINO-AMERICAN LIFE IN SAN FRANCISCO

Policy 7.3.2

Encourage the creation of new social and cultural facilities in the East SoMa area.

Policy 7.3.1

Support efforts to preserve and enhance social and cultural institutions

Policy 7.3.2

Encourage the creation of new social and cultural facilities in the East SoMa area.

Policy 7.3.3

Protect and support Filipino and other culturally significant local business, structures, property and institutions in the East SoMa.

The proposed ordinance relaxes the zoning controls on several institutional uses, encourage the creation of new social and cultural facilities in the East SoMa area. These changes will also help support Filipino and other culturally significant institutions in the East SoMa by proving more locations for them to relocate or establish.

Western SoMa Plan Area

Policy 1.1.3

Protect existing and newly designated residential clusters with Residential Enclave District zoning controls

OBJECTIVE 1.3

MINIMIZE NOISE IMPACTS AND ENSURE APPROPRIATE NOISE ORDINANCE REQUIREMENTS ARE MET

Policy 1.3.2

Reduce potential land use conflicts by carefully considering the location and design of both noise-generating uses and sensitive uses in the Western SoMa.

The proposed ordinance would allow more Nighttime Entertainment uses near residential uses; however, the Planning Commission's recommended modifications are intended to lessen any conflicts caused by this change.

Central SoMa Plan Area

OBJECTIVE 3.6

RECOGNIZE THE IMPORTANCE OF NIGHTLIFE USES IN CREATING A COMPLETE NEIGHBORHOOD

Policy 3.6.1:

Allow nightlife where appropriate

The proposed ordinance appropriately relaxes Nighttime Entertainment Controls within the Central SoMa Plan Area.

OBJECTIVE 6.2

MINIMIZE GREENHOUSE GAS EMISSIONS

Policy 6.2.5

Minimize transportation-based greenhouse gas emissions.

The proposed ordinance would limit new parking facilities within the Central SoMa Plan Area, helping to reduce car trips and associated greenhouse gas emissions.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The proposed Ordinance allows new commercial activity in the Eastern Neighborhood Districts.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would help existing neighborhood businesses by providing them additional opportunities to increase revenue and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

- 7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings but will allow more uses in historic buildings so that they can be adaptively reused aiding in their preservation.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on November 17, 2022.



Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

NOES: None

ABSENT: None

ADOPTED: November 17, 2022



EXECUTIVE SUMMARY PLANNING CODE TEXT AMENDMENT

HEARING DATE: November 17, 2022

90-Day Deadline: February 6, 2023

Project Name: Neighborhood Commercial and Mixed-Use Zoning Districts
Case Number: 2022-003902PCA [Board File No. 220340]
Initiated by: Supervisor Dorsey/ Reintroduced November 8, 2022
Staff Contact: Aaron Starr, Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

Recommendation: Approval with Modifications

Planning Code Amendment

Ordinance amending the Planning Code to update and reorganize the Eastern Neighborhoods Mixed Use Zoning District’s tables and use definitions in Section 102 consistent with the Code Reorganization Project, in addition to the following substantive amendments:

| The Way It Is | The Way It Will Be |
|--|---|
| Accessory Uses | |
| Production and Wholesaling as an Accessory Uses. In NC districts, production, wholesaling, and processing of goods may occupy more than one-third of a retail space. In RC, C, DTR, and Eastern Neighborhood Mixed-Use districts, accessory production and wholesaling are limited to one-third of the total space. | Accessory production, wholesaling, and processing of goods would be able to occupy more than one-third of a retail space in RC, C, DTR, and Eastern Neighborhoods Mixed Use districts, so long as an active retail use is in the space. |
| Limited Live Performance Permits. LLPs are prohibited in the MUG, MUR, and RED-MX zoning districts | LLPs would be permitted in these zoning districts |

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| Catering in C, M, and PDR Districts. Catering may currently operate as an Accessory Use in a Limited Restaurant, but not in a Restaurant | Catering in these districts would be allowed as an Accessory Use for both Limited Restaurants and Restaurants. |
| Ground-floor Uses | |
| Mix of ground-floor commercial use sizes. Except in the Central SoMa SUD, there are no size requirements for storefront spaces in Eastern Neighborhoods Mixed Use Districts. | Projects that provide more than 10,000 Square feet of ground-floor commercial space would be required to provide commercial spaces in a range of sizes, including some spaces of 1,000 square feet or smaller. |
| Entertainment, Arts, and Recreation Uses | |
| Arts Activities in the SoMa NCT. Arts Activities are not permitted. | Arts Activities would be principally permitted on all floors in this zoning district. |
| Arts Activities in the Eastern Neighborhood Mixed Use Districts (ENMUD). Except for RED, RED-MX and South Park District, Arts Activities is not permitted in the ENMUDs. | Arts activities will be principally permitted in all ENMUDs, except in RED Districts where this use will require conditional use authorization. In addition, in the RED, RED-MX, and South Park District, the live theater aspect of this use will not be permitted, which is an existing control. |
| Good Neighbor Policies for Entertainment Uses. Nighttime Entertainment and General Entertainment uses citywide must comply with the Entertainment Commission’s good neighbor policies. A separate set of good neighbor policies exist for Nighttime Entertainment uses in Eastern Neighborhoods Mixed-Use districts. | The Planning Code would be amended to require compliance with the Entertainment Commission’s good neighbor policies. The good neighbor policies specific to Eastern Neighborhoods Mixed Use districts would be deleted from the Planning Code. |
| Location restrictions for Nighttime Entertainment and Animal Services in the Western SoMa Special Use District. Nighttime Entertainment Uses and Animal Services Uses are prohibited within 200 feet of any Residential Enclave District (RED and RED-MX). | The location restrictions for Nighttime Entertainment and Animal Services in the Western SoMa SUD would be deleted. Controls for the various zoning districts would still govern the location of such uses. |
| Nighttime and General Entertainment in the Regional Commercial District. Nighttime Entertainment is not permitted, and General Entertainment requires conditional use authorization. | Nighttime and General Entertainment would be principally permitted on the first and second floors in this district, and not permitted on the third floor and above. |
| Nighttime and General Entertainment in SoMa NCT and South Park District. Nighttime and General Entertainment are not permitted. | Nighttime and General Entertainment would be allowed with conditional use authorization in these districts. |
| Nighttime Entertainment in the MUG, MUO and WMUG Districts. Nighttime Entertainment in these districts is not permitted. | Nighttime Entertainment would be principally permitted in these districts. |

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| Nighttime Entertainment in the Folsom Street NCD. Nighttime Entertainment is not permitted. | Nighttime Entertainment would be principally permitted on the first and second floors and prohibited on the third floor and above. |
| Nighttime Entertainment in MUR Districts. Nighttime Entertainment is principally permitted in the Central SoMa SUD, but not permitted elsewhere in the MUR District. | Nighttime Entertainment would be conditionally permitted outside the Central SoMa SUD within the MUR zoning district. |
| Nighttime Entertainment in South Beach and Rincon Hill DTR zoning districts. Nighttime Entertainment requires conditional use authorization. | Nighttime Entertainment would be principally permitted in the South Beach and Rincon Hill DTR Districts. |
| General Entertainment in MUG and MUR districts. A Pool Hall is conditionally permitted, but all other General Entertainment uses are not permitted. | All General Entertainment uses would be principally permitted in these districts. |
| General Entertainment in WMUG. General Entertainment requires CU approval | General Entertainment would be principally permitted |
| Eating and Drinking Uses | |
| Second-floor Bar uses in the Folsom NCT and Regional Commercial Districts. Bar uses are not permitted on the second floor in the Folsom NCT and Regional Commercial Districts. | Bars would be principally permitted on second floors in these districts. |
| Institutional Uses | |
| Job Training, Private Community Facility, and Public Facility in the SoMa NCT District. These uses are conditionally permitted on the first and second floors | Job Training, Private Community Facility uses would be principally permitted on the first and second floors. Job Training would be conditionally permitted on the third floor and above. Public Facility uses would be principally permitted on all floors. |
| Historic Buildings in Residential Enclave Districts (RED and RED-MX). Retail Sales and Service Uses and Office Uses are permitted in historic buildings in RED and RED-MX Districts with conditional use authorization. | In addition to the uses allowed with conditional use authorization, Arts Activities, Community Facility, Private Community Facility, Public Facility, School, Social Service or Philanthropic Facility, and Trade School uses would be principally permitted in historic buildings. |
| Job Training in RED-MX, MUG, MUO, MUR, UMU, WMUG, WMUO, and SALI districts. Job Training uses are prohibited in these districts. | Job training would be principally permitted in these districts. |
| Religious Facility in MUG districts. Religious Facility requires conditional use authorization. | Religious Facility would be principally permitted |
| Social Service, Community Facility, and Religious Facility uses in the WMUG and RED-MX Districts. These uses are conditionally permitted in the WMUG and RED-MX Districts. | Social Service and Philanthropic Facility, Community Facility, and Religious Facility uses would be principally permitted in these districts. |

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| Trade School and Utility Installation uses in SALI Districts. Trade Schools and Utility Installations are not permitted in SALI districts. | Trade Schools and Utility Installations would be principally permitted. |
| Hours of Operation for Medical Cannabis Dispensaries in SALI Districts. Medical Cannabis Dispensaries cannot operate between 10 pm and 6 am. | Medical Cannabis Dispensaries would be subject to the same Hours of Operation as all other uses in SALI Districts. |
| Automotive Uses | |
| Automobile Sales and Rental and Parcel Delivery Service in MUG, MUO, and MUR Districts. Automobile Sales and Rental are permitted in either an enclosed building or on an open lot. | Automobile Sales and Rental would be permitted only if in an enclosed building. |
| Non-accessory parking lots in WMUO and SALI districts. Public parking lot uses are conditionally permitted. | Public parking lot uses would be not permitted |
| Non-Accessory parking lots and garages in RED-MX districts. Non-Accessory parking lots and garages are conditionally permitted in RED-MX districts. | Public parking lots and garages would be not permitted, and private parking garages would be permitted with conditional use authorization. |
| Residential Uses | |
| Rear yards in SRO buildings in RED, RED-MX, and SPD districts. Certain new SRO buildings may expand further into the rear yard than other residential buildings. | New SRO buildings would have the same rear-yard requirements as other residential buildings. |
| Proposition H Alignment | |
| 311 Notification in Eastern, Western, and Central SoMa Plan Area. In the Eastern, Western, and Central SoMa Area Plan, changes from one land use category to another (e.g., from an Institutional Use to a Sales and Service Use) requires Section 311 Notification. | 311 Notification would no longer be required for principally permitted uses. |
| 30-day Permit Review in Eastern SoMa Plan Area. Changes of use in the Eastern SoMa Area Plan are not eligible for the 30-day permit process instituted by Proposition H | Changes of use in the Eastern SoMa Area Plan would be eligible for the 30-day permit process created by Proposition H. |
| Outdoor Activity Areas in WMUG, WMUO, SALI, and RED-MX Districts. Outdoor Activity Areas located in the rear yard require conditional use approval. | Outdoor Activity Areas located in the rear yard would be principally permitted, so long as they met the criteria outlined in Prop H. |
| Other Amendments | |
| Large-scale Urban Agriculture in Eastern Neighborhoods Mixed Use districts. Large- | Large-scale urban agriculture would be principally permitted in these districts. |

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| scale Urban Agriculture is conditionally permitted or not permitted. | |
| Basic Floor-Area Ratio in SPD, RED, and RED-MX districts. The maximum Floor-Area Ratio (including housing) is 1.8 in SPD Districts, and 1.0 in RED and RED-MX Districts. | Maximum Floor-Area Ratio (including housing) in RED, RED-MX, and SPD districts shall be contingent on permitted building height, as in other Eastern Neighborhoods Mixed Use Districts. |
| Reactivation of Limited Commercial Uses. Limited commercial uses in RH, RM, RTO, and RED Districts that have been discontinued or abandoned may be reactivated with conditional use authorization. | Rather than requiring conditional use authorization for LCU reactivation, the Zoning Administrator would be able to reactive LCUs using the same criteria. |
| Walk-up Facilities Definition. Walk-up Facilities are defined as “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).” | The following language would be added to the Walk-facilities definition: <u>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.</u> |

Background

Code Reorganization Project

Initiated in 2013, the Code Reorganization Project seeks to restructure the Planning Code so that it’s easier to read, understand, and use. Phase 1 of the Planning Code Reorganization project focused on Article 2 and consolidated definitions into Planning Code Section 102. Phase 2 focused on Article 7 of the Planning Code, and Phase 3.1 focused solely on Chinatown Mixed Use Districts. This phase will focus on the Eastern Neighborhood Mixed Use Districts.

Phase 1 of the Code Reorganization program consolidated all use definitions into Planning Code Section 102. It also reorganized Article 2, which includes Residential (RH, RM, and RC), Downtown (C-3), and Industrial (PDR, and M) zoning districts, by creating Zoning Control Tables like the ones already used in our Neighborhood Commercial Districts. The major benefit to Zoning Control Tables is that they allow users to obtain building standards and use controls for a zoning district in one easy to use chart. Phases 2 and 3.1 brought NC Districts and Chinatown Districts into conformity with the new use definitions and zoning control table format. The Planning Commission approved Phase 1 in October of 2014, Phase 2 in February of 2017, and Phase 3.1 May 9, 2021.

The next and -hopefully final- phase with focus on the Downtown Residential Districts, at which point all zoning district will use one standard set of use definitions and one standardized zoning control table format.

How Did We Get Here?

The Planning Code maintained the same basic structure until 1986 when the Neighborhood Commercial District controls were added to the Code in Article 7. Prior to that, all development standards and general definitions were in Article 1 and use definitions and use controls were in Article 2. For its time, Article 7 was a dramatically new way of organizing the Planning Code and thinking about land use, primarily because it used vertical controls to regulate uses; however, because of the structural differences between Articles 2 and 7, and the desire to more closely regulate retail and service uses, Article 7 was given its own set of use definitions.

When Article 8 was added to the Code, it followed the same format as Article 7 along with adding its own list of use definitions. As a result, at the start of the Code Reorganization Process there were four different sections of the Planning Code that contained use definitions. Today we have two sets of definitions: one for R, C, M, PDR, and NC Districts in Section 102, one for MUDs in Article 8. At the end of this process, there will only be one set of definitions in the Planning Code (Section 102) and one standard format for zoning control tables.

Prop H

Proposition H was passed by voters in November of 2020 and relaxed several planning code provisions for the City's Neighborhood Commercial Districts. Two of those provisions were 1) the removal of the 311 Notification (aka neighborhood notification) for principally permitted uses and 2) allowing outdoor activity areas as of right in the rear yard under certain circumstances.

311 Notification was a more onerous requirement in the NC Districts because it required notification for a change from one use to the other, while 311 notifications in the Eastern Neighborhoods Districts are only required if the use category is changes. For example, in the NC Districts a change from a clothing store to a restaurant would require 311 Notification, while in the EN District that would not require 311 Notification because both the clothing store and the restaurant are under the Retail Use Category. In the EN Districts, if a space went from an Intentional Use to a Restaurant that would require 311 Notification because the Use Category has changed. The proposed ordinance would remove the 311 Notification for principally permitted uses in the EN Zoning Districts consistent with what Proposition H did for the City's NC Districts.

Prop H also allowed outdoor activities as of right if certain conditions are met. Prior to Prop H, Outdoor Activity Areas (outdoor seating) was allowed as of right if the area was located at the front of the building, but typically required CU approval if the area was in the rear yard. Proposition H allowed outdoor activity areas as of right in the rear yard if the following criteria were met:

- a) The Outdoor Activity Area is located on the ground level;
- b) The Outdoor Activity Area is in operation only between 9:00 a.m. and 10:00 p.m.;
- c) The Outdoor Activity Area is not operated in association with a Bar use;
- d) Where associated with a Limited Restaurant or Restaurant Use, the Outdoor Activity Area includes only seated, not standing, areas for patrons; and
- e) Alcohol is dispensed to patrons only inside the premises or through wait staff services at the patron's outdoor seat in the Outdoor Activity Area.

The proposed ordinance would extend these same controls to the Eastern Neighborhoods Zoning Districts.

Issues and Considerations

Accessory Uses

Because of the legacy of changes that led to the Code Reorganization Project, the Planning Code also has three different set of accessory use controls, one set in Article 2 one set in Article 7 and one in Article 8. The proposed ordinance would increase consistency between these three definitions by allowing wholesale manufacturing as an accessory use in retail businesses regardless of how much floor area it takes up. This accessory use provision is intended to allow small makers to create and sell their own products on site. This change was added to Article 7's Accessory Use controls as part of the Restaurant Rationalization Ordinance, passed in 2011. It's unclear how many businesses have taken advantage of this change as Accessory Uses don't require a change of use permit, but the Planning Department has not received any complaints or been made aware of any land use conflicts as a result. The advantage to standardizing this language is that any retail use, regardless of where it is located in the City, could take advantage of the same accessory use controls.

The ordinance would also allow Restaurants in all commercial zoning districts to take advantage of the Accessory Catering provision allowed in the City's Neighborhood Commercial Districts. Currently in the Eastern Neighborhoods Districts and in the C, PDR, and RC districts, Catering is allowed as an Accessory Use only for Limited Restaurants; however, in the NC Districts, a Catering Use is allowed in both Restaurants and Limited Restaurants. Catering in NC Districts is limited to food and beverage catering if the Catering Use does not operate more than 75% of the total time within the businesses Hours of Operation on any given day; and the Catering Use does not distribute or deliver individual meals to customers directly from the subject lot, either by its own means, or through a third-party delivery service. The proposed ordinance would expand this provision to all commercial zoning districts in the City.

Entertainment, Arts, and Recreation Uses

Good Neighbor Policies for Entertainment Uses

As the agency that regulates land use, it's difficult for the Planning Department to respond to quality-of-life concerns resulting from Nighttime Entertainment operators. It is also difficult, if not sometimes impossible, to revoke the land use approvals for problematic operators; however, the Entertainment Commission directly regulates these operators through a Place of Entertainment Permit. Like the State's Alcoholic Beverage Control division ensures bar operators abide by state liquor laws, and the City's Office of Cannabis ensures that Cannabis Retail operators are operating according to local regulations, so too does the Entertainment Commission ensure that Nighttime Entertainment operators are abiding by local regulations. The Entertainment Commission has its own set of Good Neighbor Policies that it enforces. It also can address issues related to problematic operators, and if a resolution can't be found the Commission can ultimately revoke the Place of Entertainment permits. The Good Neighbor Policies in the Planning Code were added before we had the Entertainment Commission. Now that the City has a more effective means to address quality of life issues related to Nighttime Entertainment, it makes sense to remove the Planning Code's good neighbor policies.

General Entertainment

General Entertainment is a catch-all definition for various types of entertainment uses including uses from billiard parlors to bowling alleys. By itself, General Entertainment does not permit the sale of alcohol. For a

bowling alley to serve alcohol it would also need to seek land use approval for a Bar; therefore, General Entertainment is somewhat of a low-impact land use. In the past few years, we have seen a small new bowling alley, a new mini-golf course, and even a renewed interests in video game arcades; however, the trend isn't widespread, and most neighborhoods lack these types of uses. This ordinance relaxes the controls for General Entertainment through the Eastern Neighborhood Mixed Use Districts. In doing so it will allow more flexibility for existing businesses to add other revenue generating activities to their business, and also make it easier for new entrepreneurs to open businesses in San Francisco.

Nighttime Entertainment Uses

Like General Entertainment, Nighttime Entertainment also requires a separate land use approval for a Bar to sell alcohol. What distinguishes Nighttime Entertainment from General Entertainment is the ability to serve alcohol during a performance. The distinction helps differentiate between uses like a theatrical play, where alcohol may be served but only before the performance or during intermission, and a night club, where alcohol is always available. Given this distinction, and the sound amplification that is often associated with Nighttime Entertainment uses, this is a more intensive and therefore regulated land use; however, current controls are so prohibitive that in areas of the City known for nightlife, new Nighttime Entertainment uses are often prohibited. In fact, there are few areas of the City where new Nighttime Entertainment Uses can be established, let alone open as-of-right.

Restrictions on new or expanded Nighttime Entertainment options in San Francisco is detrimental to the City's social and economic well-being. Nightlife provides spaces for neighbors and visitors alike to socialize and engage in artistic and cultural expression. The City's diverse nightlife offerings attract people to the City and its many neighborhood businesses. Live entertainment is a key piece of San Francisco's nightlife offerings and a cornerstone of our city's cultural identity. According to the Controller's Office's 2012 nightlife visitor survey, 31% of visitors from outside of the City who traveled to San Francisco at night did so to visit music venues and nightclubs, frequenting other local businesses during their trips.

Nightlife activity has also been devastated by the COVID-19 pandemic. Prior to the pandemic, the City's 3,800 nightlife businesses employed over 64,000 people and generated an estimated \$7 billion in annual economic impact. While San Francisco continues to make progress in its economic recovery, the COVID-19 pandemic has had a devastating effect on our restaurants, bars, performing arts spaces, and music venues. Employment in the San Francisco metro area's leisure and hospitality sector in April 2022 remains down over 23% compared to February 2020. According to research cited by the National Independent Venue Association, the live music industry experienced an estimated \$9 billion loss in ticket sales nationwide in 2020, without even counting revenues that would have been generated by food or beverage sales at venues.

While entertainment venues have been hit especially hard by the pandemic, they are critical to San Francisco's standing as a world class arts and culture destination. They also play an important role in the local economy. Live music attracts tourists and locals alike, adding vibrancy to neighborhoods and drawing patrons to our restaurants, bars, and hotels. Expanding opportunities for entertainment venues South of Market will enhance the recovery of the downtown economic core and attract local workers and tourists to support downtown businesses. Reducing barriers for live entertainment in SoMa also aligns with the work of the Leather & LGBTQ Cultural District to revitalize and sustain nightlife and entertainment within the district.

Institutional Uses

The proposed ordinance relaxes the controls on several Institutional uses in various Eastern Neighborhood Mixed Use Districts. In general, these uses -Job Training, Community Facility, Public Facility, and Social Service and Philanthropic Facility- are all uses that we want to encourage in San Francisco. They are also considered to be low-impact land uses, and typically don't out compete other uses on the amount of rent they can afford to pay. In fact, they are likely to have a hard time finding suitable spaces they can afford, so making them more permissible in more neighborhoods increases the likelihood that the uses can find locations that they can afford.

Automotive Uses

San Francisco's Transit First Policy has been in place for decades, but the work to deprioritize the private automobile has been slow. Our streets are still dominated by cars, while our efforts to reach Vision Zero have floundered, especially during the pandemic. Traffic Deaths in San Francisco have been on the rise in the past few years. Since Vision Zero was adopted, the City saw an all-time low of 20 deaths in 2017, but by 2020 the number of deaths had climbed to 30. As of June 2022, 15 people have died on our streets due to traffic related violence, putting us on pace to meet or exceed the grim milestone set in 2020¹.

San Francisco is also struggling to reduce its carbon emission related to transportation. The City has been able to reduce its carbon emissions by an impressive 41% from 1990 levels; however, most of this reduction came from emission related to buildings. Our emissions from transportation have only been reduced by 16% from 1990 levels, and currently make up a total of 47% of our total carbon footprint². Climate change continues to intensify and disproportionately impact the most vulnerable segments of our population. San Francisco must continue to advance policies that disincentives driving and convert our existing auto infrastructure to carbon free alternatives.

Programs like Shared Spaces that remove automotive space for people centered spaces, Automotive Uses/Housing Density ordinance that encourages the conversion of auto-oriented uses to housing, and the recently passed EV Legislation that allows for the as-of-right conversion of existing automotive uses to carbon free fueling stations are all moving the City in a positive direction. This ordinance will also help in that regard by further restricting where new parking facilities can locate in the Eastern Neighborhoods.

Eastern Neighborhood's Residential Districts

The Western SoMa plan called for the creation of the Residential Enclave Districts with policy 1.1.3 (Protect existing and newly designated residential clusters with Residential Enclave District zoning controls.). There are two such districts, the RED and the RED-MX. REDs encompass many of the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the South of Market area. The zoning controls for this district are tailored to the design needs and neighborhood characteristics of these enclaves. They are intended to encourage and facilitate the development of attractive, compatible, and economically feasible in-fill housing while providing adequate residential amenities to the site and neighborhood. Dwelling units are permitted as a principal use. Nonresidential uses, except art related activities, are not permitted, except for certain uses in historic buildings and some institutional uses.

¹ <https://www.visionzerosf.org/about/how-are-we-doing/>

² <https://sfenvironment.org/carbonfootprint>

Red-MX Districts are like RED Districts in that they encompass some of the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the Western SoMa area. Both Districts also include several vacant parcels, parking lots and other properties in open storage use, which are viewed as opportunity sites for new, moderate-income, in-fill housing. RED-MX differs from RED in that it allows some small-scale retail, restaurants, arts activities, and other commercial uses to create the potential for more active, mixed-use alleys.

These districts are treated more gingerly than other districts in the Eastern Neighborhood's by what types of uses are allowed in the district (mostly residential), and by a 200' buffer around them that prohibits new Nighttime Entertainment Uses and Animal Service Uses. Unfortunately, this 200' buffer all but prohibits new nighttime entertainment uses in the neighborhoods that this ordinance seeks to allow them in (see map below). While the buffer is intended to help protect these neighborhoods it is also significantly limiting the ability to expand night life uses in the area. To address this, this ordinance also seeks to remove the 200' buffer prohibiting Nighttime Entertainment Uses and Animal Services.

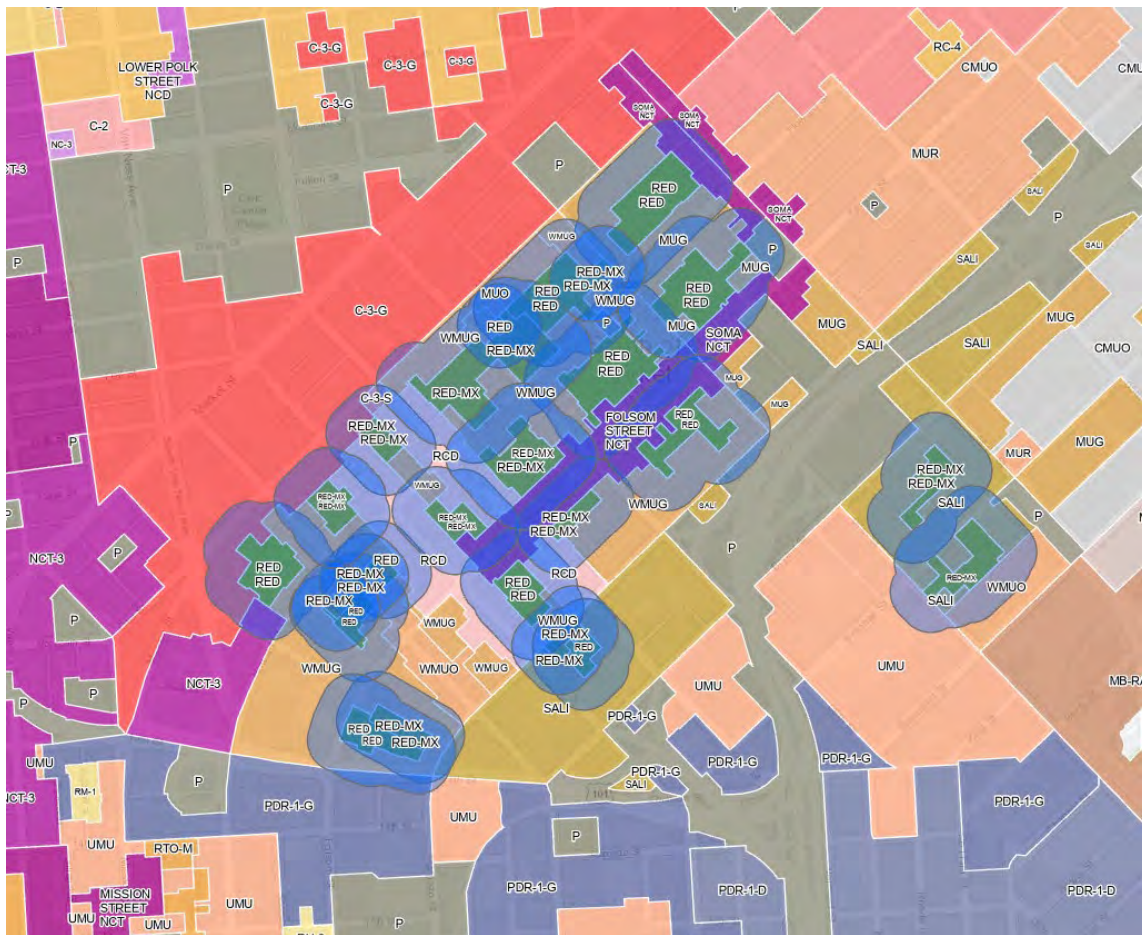


Figure 1: 200' Buffer Around RED and RED-MX

General Plan Compliance

The proposed ordinance complies with the Eastern SoMa Plan in that it encourages smaller retail spaces in the Eastern SoMa Plan area. It liberalizes Institutional uses in the Eastern SoMa Plan area as well, which is consistent with the Plan's policies to encourage the creation of family supportive services, workforce development training, and the addition of new social and cultural facilities. It also further restricts new parking facilities which is consistent with the Eastern SoMa Plan Policy of discouraging new surface parking lots

The proposed Ordinance is consistent Western SoMa Plan in that it maintains the distinctions between residential and non-residential areas. By reinforcing the Entertainment Commission role in regulating nighttime entertainment operators, the ordinance will help ensure that noise ordinance requirements are met.

The proposed ordinance is consistent with the Central SoMa Plan in that it allows nightlife venues in appropriate commercial and mix-use zoning districts. By further restricting public parking lots and garages, the ordinance is consistent with the policy to reduce vehicle miles traveled and minimize greenhouse gases.

Racial and Social Equity Analysis

The proposed would further racial and social equity in multiple ways. First the ordinance expands where non-profit, social service providers, and arts activities can locate within the Eastern Neighborhoods, helping to

preserve and enhance the area's long standing Pilipino and LGBTQ social service and community serving organizations.

The ordinance's effort to limit new public parking lots and garages will also help advance equity as well. The subject area is disproportionate impacted by automobile pollution from nearby freeways. The area has also long prioritized automobile thru-traffic with its wide one-directional streets. As a result, the area includes several of the City's High Injury Network streets, and some of MTA's Communities of Concerns³. Limiting parking, while not a panacea for these concerns, is consistent with improving safety and lessening automobile pollution in the area because limits new parking facilities. The more parking available, the more like it is that people will drive to the area. Much more must be done to address years of environmental racism that has impacted much of the Eastern and Southeastern portions of San Francisco, but enacting policies that lead to reduced traffic moves the City in the right direction.

Many of the long-standing businesses in the Eastern Neighborhoods provide goods and services at accessible prices to the adjacent, lower-income residents. These businesses were also found to frequently hire from the adjacent neighborhood, serving a source of employment for the neighborhood's youth and lower skilled workers. The proposed ordinance will allow these businesses to find additional ways to increase revenue and attract new customers by allowing them to obtain Limited Live Performance Permits, principally permitting outdoor activity areas consistent with Proposition H, and by allowing catering as an Accessory use in Restaurants. Further, the proposed ordinance requires smaller retail spaces in developments over 10,000 sq. ft. The additional use size limits will help encourage new smaller retail spaces. These, by nature of their size, are typically offered at lower lease rates and provide newer entrepreneurs an opportunity at a brick-and-mortar location. In combination, these amendments help further equity and complement goals in the neighborhood's Cultural District, the neighborhood Area Plan and the Department's historical context statement for the area.

Relaxing nighttime entertainment uses would also help advance the goals of the Leather Cultural District to grow nightlife businesses back to their 1980 levels. Their mission statement is to "To augment and make sustainable housing, healthcare, commerce, community development, cultural resources, and physical spaces." Nighttime entertainment spaces are key as cultural resources and a physical space for this community. The Leather community has explicitly said that they want their voice to be heard in zoning decisions, and this ordinance does that⁴.

Implementation

The Department is excited that the last large piece of the Code Reorganization will take effect with the passage of this ordinance. The Code reorganization project has helped the Planning Department to better implement and interpret the code by creating one set of universal use definitions, and a standardize and easy to use zoning control table format; however, having a class of zoning district outside of this structure has caused confusion not only for the public but also for staff. Finishing the code reorganization project will help clear up much of this confusion and make implementation easier.

³ <https://www.visionzerosf.org/about/action-strategy/>

⁴ <https://sfleatherdistrict.org/wp-content/uploads/2022/02/SFLCD-Brochure-20220215.pdf>

The Department is concerned about how we would enforce and implement the proposed lighting regulations added to the Walk-up Facilities definition, which we address in the recommendations below.

Recommendation

The Department recommends that the Commission *approve with modifications* the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Rather than amending the FAR ratios in the South Park, RED and RED-MX, exempt housing, Childcare Facilities and Residential Care Facilities from FAR limits in those zoning districts.
2. Remove the language referencing adequate lighting and the Planning Department's lighting guidelines from the definition of Walk-Up Facility.
 - ~~Such facilities shall provide waste receptacles, and be kept free of litter, and provide adequate lighting for the facility, provided that such lighting shall comply with Planning Department guidelines.~~
3. Prior to removing the 200' buffer from RED and RED-MX Districts, have the Entertainment Commission evaluate how best to protect these zoning districts from noise and other quality of life impacts related to Nighttime Entertainment.
4. After the Planning Commission's consideration, allow amendments to the ordinance that maintain existing Planning Code controls.

Basis for Recommendation

The Department is recommending approval of this ordinance because it supports its goals to loosen the restrictions on Nighttime Entertainment use to help this much needed industry thrive post pandemic; permit more intuitional uses in the Eastern Neighborhoods Districts to help our non-profit organizations thrive and serve more communities; make consistent accessory use controls so that all businesses can take advantage of opportunities to expand and strengthen their business plans; and to limit new parking facilities in the Eastern Neighborhood's to help the city reach its carbon reduction goals, mode share shift goals, and Vision Zero goals. However, the Department is concerned about how some of these changes could impact the surrounding residential neighborhoods, and we also have concerns over how some of these provisions would be implemented.

Recommendation 1: Rather than amending the FAR ratios in the South Park, RED and RED-MX, exempt housing, Childcare Facilities and Residential Care Facilities from FAR limits in those zoning districts.

Our understanding is that the intention behind amending the FAR limits is to remove an arbitrary limit placed on housing, and to encourage uses like Child Care Facilities and Residential Care Facilities in these districts. While we think this is a worthwhile goal, changing the FAR ratios would also encourage other uses that are permitted in these districts, such as retail uses, office uses, and wholesale sales. RED and RED-MX districts are primarily

intended to protect and encourage residential uses while South Park seeks to maintain a balance of uses and preserve family sized housing units. The existing FAR limits seem to address these goals and removing them could undermine the purpose of the zoning districts. Housing, Childcare Facilities and Residential Care Facilities would still be subject to existing height and bulk limits.

Recommendation 2: Remove the language referencing adequate lighting and the Planning Department's lighting guidelines from the definition of Walk-Up Facility.

The Planning Department does not have lighting guidelines, and it is not something we have the expertise to regulate or monitor. Adding this to the Planning Code will create false expectations by the public that the Planning Department is the responsible agency for regulating lighting in the City. Currently, lighting is installed through an electrical permit, and the Department of Building Inspection responds to lighting concerns. We believe that any new regulations intended to address adequate lighting should be handled by the department with the best expertise.

Recommendation 3: Prior to removing the 200' buffer from RED and RED-MX Districts, have the Entertainment Commission evaluate how best to protect existing residents from noise and other quality of life impacts related to Nighttime Entertainment.

The intention behind the 200' buffer is to help protect the residential uses in the RED and RED-MX districts; however, practically the buffer all but negates many of the reforms made to Nighttime Entertainment controls in this ordinance (see map below). In fact, even a buffer of 25' would negate many of the changes made by this ordinance. In general, we prefer to not have buffers and allow the underlying zoning to dictate the land use controls for that property; however, the proximity to other districts and compactness of the RED and RED-MX Districts make it difficult to separate conflicting land uses from these areas without a buffer. The Department believes that a 200' buffer would not be necessary for Nighttime Entertainment uses if the City can develop effective mitigation measures for these uses; therefore, before this buffer is removed, we recommend at the Entertainment Commission study the issue to come up with a set of criteria, requirements, or mitigations for Nighttime Entertainment uses locate within 200' of these districts.

Recommendation 4: After the Planning Commission's consideration, allow amendments to the ordinance that maintain existing Planning Code controls.

This is a standard recommendation that we add to all code reorganization ordinances. While non-substantive changes can always be made after the Planning Commission opines on an ordinance, adding this recommendation makes it clear that the Planning Commission's intention is to only allow the proposed change outlined in the case report. Converting existing code to the new format can often result in unintended changes, the recommendation helps ensure that does not happen.

Required Commission Action

The proposed Ordinance is before the Commission so that it may recommend approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Public Comment

The Department attended several meetings with the Sponsor's office, representatives of SoMa Pilipinas, and the Leather District. In general, SoMa Pilipinas had concerns over allowing Groups Housing in the RED District and allowing SROs in the UMU District. The case report erroneously said that Groups Housing would be permitted in the RED District. This was not in the introduced ordinance but could have been included in a previous draft. The ordinance did include a change that would have allow SROs in the UMU district, which was a drafting error. The case report has been revised to remove the reference to Groups Housing changes in the RED, and the ordinance has been revised to maintain the current controls for Group Housing in the UMU.

SoMa Pilipinas also wanted to make changes to the SoMa Youth and Family Zone, which this ordinance does not amend. SoMa Pilipinas' proposed changes to the Youth and Family Zone would be substantial. Adding them to this ordinance would further complicate and already complicated ordinance. Planning Staff recommended that they work the Supervisor's office to draft a separate ordinance for those changes so that the Supervisor could conduct community outreach, and so that Planning Staff could properly analyze the proposed changes.

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 220340 v4
- Exhibit C: Map of Affected Area.



San Francisco
Planning

Neighborhood Commercial and Mixed-Use Zoning

Board file 220340
Case # ~~2022~~2902PCA

Aaron Starr
February 13, 2023

Code Reorganization Project

- Started in 2014 (11/20/2014)
- Standardize and consolidate all use definitions into one section of the code
- Standardize all zoning control tables
- Article 2, 7, and Chinatown Districts are complete.
- This ordinance will bring all Eastern Neighborhood MUDs under the new format.
- DTR Districts come next and will complete the project.

Accessory Use Changes

- Amend Article 8 and Article 2 Accessory use controls to align with Article 7 Accessory Use Controls
- Allow accessory production, wholesaling, and processing of goods to occupy more than one-third of a retail space
- Allow Limited Live Performance Permits in MUG, MUR and RED-MX zoning districts
- Allow Restaurants to have an accessory catering use

Ground Floor Control Changes

- In the Eastern Neighborhood MUDs, Requires Projects with more than 10,000 sq. ft. of ground-floor commercial space to provide commercial spaces in a range of sizes.

Entertainment Arts and Recreation Use Changes

- Allow Arts Activities in the SoMa NCT, and the Eastern Neighborhoods MUDs.
- Removes the Planning Code's Good Neighbor Policies for Nighttime Entertainment from the Code
- Principally Permit Nighttime Entertainment and General Entertainment with on properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street

Eating and Drinking Use Changes

- Principally permit Bar uses on the second floor in the Folsom NCT and Regional Commercial Districts.

Institutional Use Changes

- Liberalize the controls for Job Training, Community Facilities, Public Facilities, Social Service and Philanthropic Facilities, and Religious Facilities in the Eastern Neighborhoods MUDs and SoMa NCT District
- Principally permitted Arts Activities, Community Facility, Private Community Facility, Public Facility, School, Social Service or Philanthropic Facility, and Trade School uses in historic buildings in the RED and RED-MX districts
- Remove the hours of operation controls for MCDs in the SALI District

Automobile Use Changes

- Require Automobile Sale or Rental uses to be in enclosed buildings in MUG, MUO, and MUR Districts
- Prohibit Public parking lots in the WMUO and SALI Districts
- Prohibit Public Parking Lots and Garages and require CU Authorization for Private Parking Garages in the RED-MX District

Residential Changes

- Remove a provision that allowed SRO buildings to have smaller rear-yard requirements than other residential buildings.

Prop H Alignment

- Removes 311 notification for principally permitted uses in the Eastern Neighborhood MUDs
- Allow for the same 30-day permit review timeline in the Eastern Neighborhood MUDs as the NC Districts
- Principally permit Outdoor Activity Areas so long as they adhere to the restrictions adopted by prop H.

Other Changes

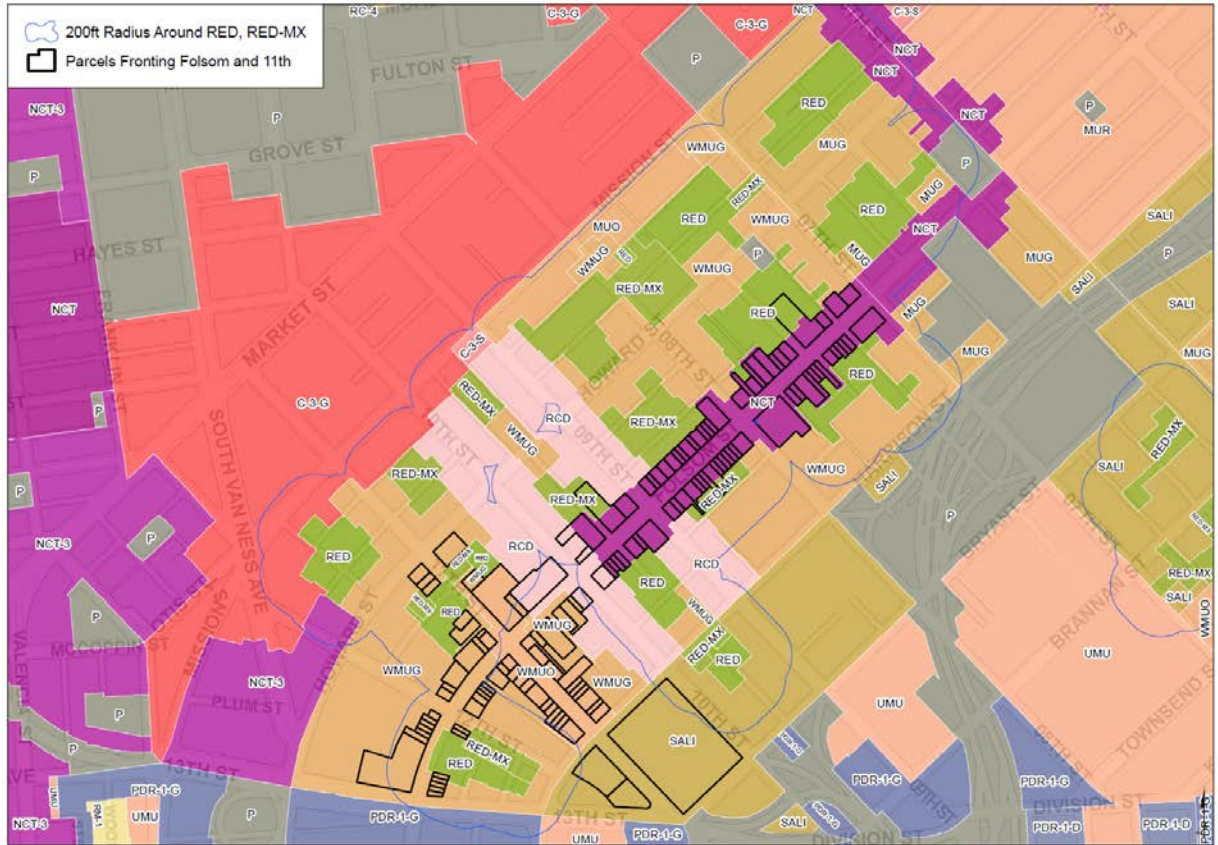
- Principally permit Large Scale Urban Ag in the Eastern Neighborhood MUDs
- In SPD, RED, and RED-MX, exempt Residential Car Facilities and Child Care Facilities from FAR.
- Reactivation of LCUs would no longer need a CU hearing but could be reactivated by the ZA instead

Commission's Recommendation

Approval with Modifications

1. Rather than amending the FAR ratios in the South Park, RED and RED-MX, exempt housing, Childcare Facilities and Residential Care Facilities from FAR limits in those zoning districts.
2. Remove the language referencing adequate lighting and the Planning Department's lighting guidelines from the definition of Walk-Up Facility.
3. Remove the proposed changes that relax Nighttime Entertainment controls in various zoning districts. Instead, amend the ordinance so that Nighttime Entertainment is principally permitted for properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street, unless those properties are zoned RED or RED-MX. In addition, provide an exception for properties that meet those criteria to the buffer that prohibits Nighttime Entertainment within 200' of RED and RED-MX Districts.
4. Encourage the Entertainment Commission to evaluate how best to mitigate impacts in RED and RED-MX districts from noise and other quality of life impacts related to Nighttime Entertainment uses that are located within 200' of those districts.

Proposed Amendment





THANK YOU




San Francisco
Planning



MYRNA MELGAR

DATE: April 12, 2023

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee 

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, April 18, 2023, as Committee Reports:

230311 Administrative Code - COVID-19 Tenant Protections
Sponsors: Preston; Walton, Peskin, Ronen, and Chan

Ordinance amending the Administrative Code to extend by 60 days the restrictions on evicting or imposing late fees on residential tenants who could not pay rent that came due during the COVID-19 emergency; and including within those restrictions units where the rent is controlled or regulated by the City.

220340 Planning Code - Neighborhood Commercial and Mixed Use Zoning Districts
Sponsor: Dorsey

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 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 on properties fronting Folsom Street between 7th Street and Division Street and

properties fronting 11th Street between Howard Street and Division Street unless they are zoned Residential Enclave District (RED) or Residential Enclave District - Mixed (RED-MX); 6) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility Uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 7) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 8) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 9) 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.

220971

Planning Code - Gates, Railings, and Grillwork Exceptions for Cannabis Retail Uses and Existing Non-Residential Uses and Change in 75% Gate Transparency Requirement to 20%
Sponsors: Safai; Preston and Melgar

Ordinance amending the Planning Code to exempt certain existing gates, railings, and grillwork at Non-Residential uses from transparency requirements, subject to the provisions for noncomplying structures, and exempt Cannabis Retail uses from transparency requirements for gates, railings, and grillwork for a three-year period, provided the Cannabis use installs artwork on any new exempt gates, and require removal of gates, railings, and grillwork installed pursuant to that exemption when a Cannabis Retail use's business permit becomes invalid or the business ceases to operate, and change the transparency requirement for gates, railings, and grillwork in Neighborhood Commercial Districts, Commercial Districts, Residential-Commercial Districts, and Mixed Use Districts from 75% to 20% open to perpendicular view with additional requirements for fire safety; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and public necessity, convenience, and welfare findings pursuant to Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, April 17, 2023, at 1:30 p.m.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

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

A handwritten signature in black ink, appearing to read "Erica Major".

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

Attachment

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

BOARD of SUPERVISORS



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Tel. No. (415) 554-5184
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April 8, 2022

Planning Commission
Attn: Jonas Ionin
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Commissioners:

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.

The proposed ordinance is being transmitted for review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

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

- c: Rich Hillis, Director
- Tina Tam, Deputy Zoning Administrator
- Corey Teague, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Devyani Jain, Deputy Environmental Review Officer
- AnMarie Rodgers, Director of Citywide Planning
- Dan Sider, Chief of Staff
- Aaron Starr, Manager of Legislative Affairs
- Joy Navarrete, Environmental Planning

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MEMORANDUM

TO: Dr. Grant Colfax, Director, Department of Public Health
Joaquín Torres, Assessor Recorder, Office of the Assessor Recorder
Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing
John Pierce, Interim Director, Office of Cannabis

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

DATE: April 8, 2022

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Haney on April 5, 2022:

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.

Board of Supervisors
Land Use and Transportation Committee
Referral
Page 2

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Greg Wagner, Department of Public Health
Dr. Naveena Bobba, Department of Public Health
Sneha Patil, Department of Public Health
Ana Validzic, Department of Public Health
Kurt Fuchs, Office of the Assessor Recorder
Holly Lung, Office of the Assessor Recorder
Dylan Schneider, Department of Homelessness and Supportive Housing
Emily Cohen, Department of Homelessness and Supportive Housing
Bridget Badasow, Department of Homelessness and Supportive Housing
Ray Law, Office of Cannabis

BOARD of SUPERVISORS



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San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

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

Not defined as a project under CEQA Guidelines
Sections 15378 and 15060(c)(2) because it would not
result in a direct or indirect physical change in the
environment.

4/28/2022



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MEMORANDUM

TO: Dr. Grant Colfax, Director, Department of Public Health
Joaquín Torres, Assessor Recorder, Office of the Assessor Recorder
Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing
John Pierce, Interim Director, Office of Cannabis

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

DATE: April 28, 2022

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Haney on April 5, 2022:

File No. 220340-2

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.

Board of Supervisors
Land Use and Transportation Committee
Referral
Page 2

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Greg Wagner, Department of Public Health
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TDD/TTY No. (415) 554-5227

April 27, 2022

Planning Commission
Attn: Jonas Ionin
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Commissioners:

On April 19, 2022, Supervisor Haney submitted the following legislation:

File No. 220340-2

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.

The proposed ordinance is being transmitted for review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

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

- c: Rich Hillis, Director
- Tina Tam, Deputy Zoning Administrator
- Corey Teague, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Devyani Jain, Deputy Environmental Review Officer
- AnMarie Rodgers, Director of Citywide Planning
- Dan Sider, Chief of Staff
- Aaron Starr, Manager of Legislative Affairs
- Joy Navarrete, Environmental Planning

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April 8, 2022

File No. 220340-2

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

Dear Ms. Gibson:

On April 19, 2022, Supervisor Haney submitted the following legislation:

File No. 220340-2

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

A handwritten signature in black ink, appearing to read "Erica Major".

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

Attachment

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

BOARD of SUPERVISORS



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April 8, 2022

File No. 220340-2

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

Dear Ms. Gibson:

On April 19, 2022, Supervisor Haney submitted the following legislation:

File No. 220340-2

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

Not defined as a project under CEQA Guidelines
Sections 15378 and 15060(c)(2) because it would
not result in a direct or indirect physical change in
the environment.

04/28/2022



BOARD of SUPERVISORS



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July 20, 2022

File No. 220340-3

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

Dear Ms. Gibson:

On July 12, 2022, Supervisor Dorsey submitted the following legislation:

File No. 220340-2

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) principally 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

Board of Supervisors
Land Use and Transportation
Referral for CEQA
Page 2

A handwritten signature in black ink, appearing to read "Erica Major". The signature is written in a cursive, flowing style.

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

Attachment

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

BOARD of SUPERVISORS



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July 20, 2022

Planning Commission
Attn: Jonas Ionin
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Commissioners:

On July 12, 2022, Supervisor Dorsey submitted the following legislation:

File No. 220340-3

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) principally 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.

The proposed ordinance is being transmitted for review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

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

cc: Rich Hillis, Director
Tina Tam, Deputy Zoning Administrator
Corey Teague, Zoning Administrator
Lisa Gibson, Environmental Review Officer
Devyani Jain, Deputy Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Dan Sider, Chief of Staff
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MEMORANDUM

TO: Dr. Grant Colfax, Director, Department of Public Health
Joaquín Torres, Assessor Recorder, Office of the Assessor Recorder
Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing
John Pierce, Interim Director, Office of Cannabis

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

DATE: July 20, 2022

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Dorsey on July 20, 2022:

File No. 220340-3

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) principally 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.

Board of Supervisors
Land Use and Transportation Committee
Referral
Page 2

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cc: Greg Wagner, Department of Public Health
Dr. Naveena Bobba, Department of Public Health
Sneha Patil, Department of Public Health
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MEMORANDUM

TO: Katy Tang, Director
Small Business Commission, City Hall, Room 448

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

DATE: December 23, 2021

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

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) principally 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

Referral from the Board of Supervisors
Land Use and Transportation Committee
Page 2

consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

_____ **No Comment**

_____ **Recommendation Attached**

Chairperson, Small Business Commission

c: Kerry Birnbach

BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244
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TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Katy Tang, Director
Small Business Commission, City Hall, Room 448

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

DATE: December 23, 2021

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 220340

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Referral from the Board of Supervisors
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Page 2

consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: 8/5/2022

No Comment

Recommendation Attached

Kerry Birnbach, Commission Secretary
Chairperson, Small Business Commission

c: Kerry Birnbach

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

July 20, 2022

File No. 220340-3

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

Dear Ms. Gibson:

On July 12, 2022, Supervisor Dorsey submitted the following legislation:

File No. 220340-2

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) principally 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

Not defined as a project under CEQA Guidelines
Sections 15378 and 15060(c)(2) because it would
not result in a direct or indirect physical change in
the environment.

09/08/2022



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MEMORANDUM

Date: November 17, 2022
To: Planning Department/Commission
From: Erica Major, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral – (File No. 220340-2)
Planning Code - Neighborhood Commercial and Mixed Use Zoning Districts

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan
 - Planning Code, Section 101.1
 - Planning Code, Section 302

- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)

- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Erica Major at Erica.Major@sfgov.org.

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MEMORANDUM

TO: Katy Tang, Director
Small Business Commission, City Hall, Room 448

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

DATE: November 17, 2022

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 220340-4

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) principally 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.

Referral from the Board of Supervisors
Land Use and Transportation Committee
Page 2

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

_____ **No Comment**

_____ **Recommendation Attached**

Chairperson, Small Business Commission

c: Kerry Birnbach

BOARD of SUPERVISORS



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San Francisco, CA 94102-4689
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MEMORANDUM

TO: Dr. Grant Colfax, Director, Department of Public Health
Joaquín Torres, Assessor Recorder, Office of the Assessor Recorder
Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing
Nikesh Patel, Director, Office of Cannabis

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

DATE: November 17, 2022

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Dorsey on November 8, 2022:

File No. 220340-4

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) principally 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.

Board of Supervisors
Land Use and Transportation Committee
Referral
Page 2

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: erica.major@sfgov.org.

cc: Greg Wagner, Department of Public Health
Dr. Naveena Bobba, Department of Public Health
Sneha Patil, Department of Public Health
Ana Validzic, Department of Public Health
Kurt Fuchs, Office of the Assessor Recorder
Holly Lung, Office of the Assessor Recorder
Dylan Schneider, Department of Homelessness and Supportive Housing
Emily Cohen, Department of Homelessness and Supportive Housing
Bridget Badasow, Department of Homelessness and Supportive Housing
Ray Law, Office of Cannabis
Jeremy Schwartz, Office of Cannabis

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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

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

DATE: April 18, 2023

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, April 18, 2023

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, April 18, 2023. This item was acted upon at the Committee Meeting on Monday, April 17, 2023, at 1:30 p.m., by the votes indicated.

Item No. 27 **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 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 on properties fronting Folsom Street between 7th Street and Division Street and properties fronting 11th Street between Howard Street and Division Street unless they are zoned Residential Enclave District (RED) or Residential Enclave District - Mixed (RED-MX); 6) principally permit Job Training, Public Facility, and Social Service and Philanthropic Facility Uses in the SoMa NCT District and certain Eastern Neighborhoods Districts; 7) require that large developments in South of Market Mixed use districts which contain commercial spaces provide a mix of commercial space sizes; 8) require that all Nighttime Entertainment uses comply with the Entertainment Commission's good neighbor policies; and 9) 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.

RECOMMENDED AS A COMMITTEE REPORT

Vote:

Supervisor Myrna Melgar - Aye

Supervisor Dean Preston - Aye

Supervisor Aaron Peskin - Aye

cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney