FILE NO. 230735

ORDINANCE NO.

1	[Planning Code - Removing Residential Numerical Density Limits in Neighborhood Commercial Districts]
2	
3	Ordinance amending the Planning Code to change the manner in which residential
4	density is regulated in Neighborhood Commercial Districts by replacing residential
5	numerical density limits with already-existing regulations on the built envelope of
6	buildings, such as height, bulk, and setbacks; affirming the Planning Department's
7	determination under the California Environmental Quality Act; and making public
8	necessity, convenience, and welfare findings under Planning Code, Section 302, and
9	findings of consistency with the General Plan, and the eight priority policies of
10	Planning Code, Section 101.1.
11	NOTE: Unchanged Code text and uncodified text are in plain Arial font.
12	Additions to Codes are in <u>single-underline italics Times New Roman font</u> . Deletions to Codes are in <u>strikethrough italics Times New Roman font</u> .
13	Board amendment additions are in <u>double-underlined Arial font</u> . Board amendment deletions are in strikethrough Arial font.
14	Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.
15	
16	Be it ordained by the People of the City and County of San Francisco:
17	
18	Section 1. Environmental and Land Use Findings.
19	(a) The Planning Department has determined that the actions contemplated in this
20	ordinance comply with the California Environmental Quality Act (California Public Resources
21	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
22	Supervisors in File No. 230735 and is incorporated herein by reference. The Board affirms
23	this determination.
24	(b) On October 26, 2023, the Planning Commission, in Resolution No. 21415, adopted
25	findings that the actions contemplated in this ordinance are consistent, on balance, with the

City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
 Board of Supervisors in File No. 230735, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
5 amendments will serve the public necessity, convenience, and welfare for the reasons set
6 forth in Planning Commission Resolution No. 21415, and the Board adopts such reasons as
7 its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
8 No. 230735 and is incorporated herein by reference.

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Section 2. Background and General Findings.

(a) California faces a severe crisis of housing affordability and availability, prompting
the Legislature to declare, in Section 65589.5 of the Government Code, that "California has a
housing supply and affordability crisis of historic proportions. The consequences of failing to
effectively and aggressively confront this crisis are hurting millions of Californians, robbing
future generations of a chance to call California home, stifling economic opportunities for
workers and businesses, worsening poverty and homelessness, and undermining the state's
environmental and climate objectives."

(b) A number of factors have caused the high cost of housing in most of California's
 coastal cities and suburbs, including the dwindling supply and high cost of available land, and
 zoning regulations that restrict residential density, limit the efficiency with which we use land,
 and create and reinforce patterns of racial discrimination and residential segregation.

(c) This crisis of housing affordability and availability is particularly severe in San
 Francisco. It is characterized by dramatic increases in rent and home sale prices over recent
 years.

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1 (d) According to the San Francisco Planning Commission's 2017 Centennial 2 Celebration brochure, the origins of density limits in San Francisco date back to the Cubic Air 3 Ordinance, an 1870 anti-Chinese City ordinance requiring 500 cubic feet of space for every person residing in a lodging. The City's first zoning law was passed in 1921 and largely 4 5 reproduced the City's existing development pattern, limiting density in areas of the City that 6 were already low-density. In the 1960s, the City underwent a rezoning process, though the 7 existing development patterns were largely maintained, with the exception of downtown and 8 neighborhoods significantly impacted by City planning redevelopment plans.

9 (e) Starting in 1980, the Board of Supervisors, the Planning Commission, and the 10 Planning Department responded to community concerns about neighborhood character by establishing and refining a set of new districts covering many of the City's neighborhood 11 12 commercial streets. These districts imposed highly-detailed controls catered to the specific 13 character of each neighborhood. Similar to the Downtown Plan, the 1987 Neighborhood 14 Commercial Districts were based on the then relatively new idea that the City should be more 15 discriminating in its pursuit of economic growth. All of these Neighborhood Commercial 16 District plans included numerical density limits.

(f) By removing numerical density limits from Neighborhood Commercial Districts, and
replacing them with existing regulations on the built environment, such as height, bulk, or
setbacks, this ordinance aims to increase housing supply and reduce the factors that have led
to racial segregation in San Francisco.

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Section 3. Article 7 of the Planning Code is hereby amended by revising Sections 702,
710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727,
728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744 and 745,
to read as follows:

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SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

3 The following classes of districts are established for Neighborhood Commercial4 Districts.

(a) Neighborhood Commercial and Neighborhood Commercial Transit Districts. 5 6 The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in 7 Section 201 of this Code, are established for the purpose of implementing the Commerce and 8 Industry element and other elements of the General Plan, according to the objective and 9 policies stated therein. Description and Purpose Statements outline the main functions of each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning 10 Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of 11 12 this Code.

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

18 (1) Neighborhood Commercial Districts. Neighborhood Commercial Districts 19 are low to high density mixed-use neighborhoods of varying scale established around 20 historical neighborhood commercial centers. The Neighborhood Commercial Districts are 21 intended to support neighborhood-serving uses on the lower floors and housing above. These 22 Districts tend to be linear commercial corridors, but may also include small clusters of 23 commercial activity in Residential Districts. Individually named Neighborhood Commercial 24 Districts are intended to provide for more targeted residential and commercial controls to fit 25 the needs of their respective neighborhoods. Housing density is limited not by lot area, but by the

regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and
 standards for Residential Uses, including open space and exposure, and urban design guidelines.

- 3 (2) Neighborhood Commercial Transit Districts. Neighborhood Commercial Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of 4 5 varying scale concentrated near transit services. The Neighborhood Commercial Transit 6 Districts are mixed use districts that support neighborhood-serving commercial uses on lower 7 floors and housing above. These districts are well-served by public transit and aim to 8 maximize residential and commercial opportunities on or near major transit services. The 9 district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing 10 density is limited not by lot area, but by the regulations on the built envelope of buildings, 11 12 including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, 13 including open space and exposure, and urban design guidelines. Residential parking is not 14 required and generally limited. Commercial establishments are discouraged or prohibited from 15 building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, 16 17 garage entries) to off-street parking and loading on critical stretches of commercial and transit 18 streets to preserve and enhance the pedestrian-oriented character and transit function.
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5	Table 710. NEIGH	IBORHOOD COMMERCIA ZONING CONTROL TAB	L CLUSTER DISTRICT NC-1 LE
			NC-1
	Zoning Category	§ References	Controls

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

Supervisor Safai BOARD OF SUPERVISORS

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RESIDENTIA	L STANDARDS AI	ND USE	S			
* * * *						
Residential U	Ses		Controls by Story			
			1st	2nd	3rd+	
* * * *						
Accessory§§ 102,Dwelling Unit207(c)(4),Density207(c)(6)			P per Planning Code Sections 207(c)(4) and 207(c)(6).			
Dwelling Unit Density §§ 102, 207)7	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.			
			<u>No density lin</u>	nit by lot area.		
* * * *						
Tab			EIGHBORHC G CONTROL	TABLE	CIAL DISTRICT NC-2	
					NC-2	
Zoning Categ	ory	§ Ref	eferences Controls			
* * * *						
	L STANDARDS A	ND USE	S			
* * * *						
Residential U	Controls by Story					
	ses			Controls by Sto	ory	
	ses		1st	Controls by Sto 2nd	ory 3rd+	
* * * *			1st	•		
* * * * Accessory Dwelling Unit Density	§§ 102,	Рре		2nd		

		<u>No densit</u>	t <u>y limit by lot area.</u>			
* * * *						
* *	* *					
SEC.	712. NC-3 –	MODERATE-SCA	LE NEIGHBORHOOD CO			
DISTRICT.						
* *	* *					
Tabl	e 712. MOD	ERATE-SCALE NE	EIGHBORHOOD COMME	RCIAL DISTR		
		ZONING C	ONTROL TABLE			
			NC-	3		
Zoning Category	§ Reference	es	Contro	Controls		
* * * *						
RESIDENTI	AL STANDA	RDS AND USES				
* * * *						
			Controls by Story			
Residential		4 = 1	0	3rd+		
Residential		1st	2nd			
* * * *		TSt	2nd			
	§§ 102, 207(c)(4), 207(c)(6)		ode Sections 207(c)(4) and	d 207(c)(6).		
* * * * Accessory Dwelling Unit	207(c)(4), 207(c)(6) §§ 102,	P per Planning Co 1 unit per 600 squa				
* * * * Accessory Dwelling Unit Density Dwelling	207(c)(4), 207(c)(6)	P per Planning Co 1 unit per 600 squa	ode Sections 207(c)(4) and tre foot lot area, or the density whichever is greater.			

1 SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER

<u>^</u>	DISTRICT.
2	DISTRICT.
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Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S **ZONING CONTROL TABLE**

		ZONING C	ONIR	ROL TABLE	
				NC-S	
Zoning Category	§ References			Controls	
* * * *					
RESIDENTI	AL STANDAF	RDS AND USES			
* * * *			_		
Residential I				Controls by Story	
	563	1st		2nd	3rd+
* * * *					
Accessory Dwelling Unit Density	§§102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).			
Dwelling Unit Density	§§ 102, 207		t, whic	eet lot area, or the densit chever is greater.(1)(4) area.	t y permitted in the
* * * *					
SEC.	* *	BROADWAY NE	IGHB	OD COMMERCIAL DIS ORHOOD COMMERC ROL TABLE Broadway I	CIAL DISTRICT
Zoning s	References			Control	

25

Category

RESIDENTIAL ST	ANDARDS AND USE	S			
* * * *					
Residential Uses			Controls By Story		
		1s	-	2nd	3rd+
Residential Uses	§ 102	Р	F)	
* * * *		_			
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).1 unit per 400 square foot lot area, or the densite permitted in the nearest R District, whichever is greater.No density limit by lot area.			
Dwelling Unit Density	§§ 102, 207				
* * * *					
* * * *					
SEC. 715. C	ASTRO STREET NE	IGHBORH		MMERCI	AL DISTRICT.
SEC. 715. C * * * *	ASTRO STREET NE	IGHBORH	IOOD CO	MMERCI	AL DISTRICT.
* * * *	CASTRO STREET N		HOOD C	OMMERC	
* * * *	CASTRO STREET N	EIGHBOR	HOOD C		
* * * *	CASTRO STREET N	EIGHBOR	HOOD C		
* * * * Table 715.	CASTRO STREET N ZONING	EIGHBOR	HOOD C		SIAL DISTRICT
* * * * Table 715. Zoning Category * * * *	CASTRO STREET N ZONING		HOOD C		SIAL DISTRICT
* * * * Table 715. Zoning Category * * * *	CASTRO STREET N ZONING § References		HOOD C		SIAL DISTRICT
* * * * Table 715. Zoning Category * * * * RESIDENTIAL ST/ * * * *	CASTRO STREET N ZONING § References		HOOD C L TABLE		SIAL DISTRICT stro Street NCD Controls
* * * * Table 715. Zoning Category * * * * RESIDENTIAL STA	CASTRO STREET N ZONING § References		HOOD C L TABLE	OMMERC	SIAL DISTRICT stro Street NCD Controls

Accessory Dwelling Unit Density		02, 7(c)(4), 7(c)(6)	P per Planning C	ode Sections 207(c)(4) and 207(c)(6).			
Dwelling Unit Density	§§	102, 207	1 unit per 600 squa the nearest R Distr <u>No density limit by</u>	ict, whichever is		ermitted in	
* * * *							
* * :	* *		MENT STREET NE EMENT STREET N ZONING CO		DD COMMER(
				Inn	er Clement Str	reet	
Zoning Category		§ Reference	28		Controls		
* * * * RESIDENTI * * * *	AL S	TANDARDS	AND USES				
				Controls By Story			
Residential	Uses			1st	2nd	3rd+	
* * * *							
Accessory Dwelling Ur Density	nit	§§102, 207	′(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).			
Density Dwelling Unit Density §§ 102, 207			7	1 unit per 600 square foot lot area or the density permitted in the nearest R Distric whichever is greater.No density limit by lot area.			

DISTRICT.	* *				
	Table 717. OU	TER CLEMENT STRI DISTRI ZONING CONTI	СТ		
			Outer Clement Stre	eet	
Zoning Category	§ References		Controls		
* * * *					
RESIDENT	IAL STANDARE	DS AND USES			
* * * *					
Residential		Controls By Story			
Residential	0585	1st	2nd	3rd+	
* * * *					
Accessory Dwelling Unit Density	§§102, 207(c)(4), 207(c)(6)	P per Planning Code	e Sections 207(c)(4)	and 207(c)(6).	
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the</i> <i>nearest R District, whichever is greater.</i> <u>No density limit by lot area.</u>			
* * * *					
<u> </u>					

				Upper Fillmore Street	NCD
Zoning Category	§ Referenc	es		Controls	-
* * * *					
RESIDENTI	AL STANDA	RDS AN	ND USES		
* * * *					
Residential Uses				Controls By Story	
			1st	2nd	3rd+
* * * *					
Accessory Dwelling Unit Density	§§102, 207(c)(4) , 207(c)(6)	P per	Planning Code	Sections 207(c)(4) and	d 207(c)(6).
Dwelling Unit Density	§§ 102, 207	neares		oot lot area or the density chever is greater. area.	y permitted in t
* * * *					
* * * SEC. 7 * * *	* 719. HAIGH ⁻ *	T STRE	ET NEIGHBOF	RHOOD COMMERCIAI	_ DISTRICT.

Zoning Category	§ References	Controls				
* * * *						
RESIDENT	TAL STANDA	RDS AND USES				
* * * *						
Residentia	Uses	С	ontrols By Story			
		1st	2nd	3rd+		
* * * *						
Accessory Dwelling Unit Density	⁷ §§102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the</i> <i>nearest R District, whichever is greater.</i> <u>No density limit by lot area.</u>				
* * * *						
DISTRICT. * *	* *	SIOR OUTER MISSION N R OUTER MISSION STRE DISTRICT ZONING CONTROL	ET NEIGHBORH	OOD COMMERCIAL		
			Excelsior Ou	ter Mission NCD		
Zoning Category	References		Co	ontrols		
* * * *						
RESIDENT	IAL STANDAF	RDS AND USES				

* * * *						
Posidontial Llas			С	ontrols By Stor	ry	
Residential Use	5		1st	2nd	3rd+	
* * * *						
Accessory Dwelling Unit	§§102,	207(c)(4), 207(c)(6)		P per Planning Code Sections 207(c and 207(c)(6).		
			1 unit per 600	square foot lot a	area	
Dwelling Units	§§ 102,	207	No density limit by lot area.			
* * * *						
* * * *						
050 704					-	
	. JAPAN	TOWN NEIGHBORH			-	
* * * *						
Та	able 721.	JAPANTOWN NEIG	HBORHOOD CO	MMERCIAL DI	STRICT	
			ITROL TABLE			
 			Japantow	n NCD		
Zoning Category § Ref	erences			Controls		
* * * *						
RESIDENTIAL	STANDA	RDS AND USES				
* * * *						
				Controls By S	tory	
Residential Use	S		1st (1)	2nd	3rd	
* * * *					1	
Accessory Dwe Unit	elling	§§102, 207(c)(4), 207(c)(6)		anning Code S and 207c)(6).		
				400 square foot		
Dwelling Units		§§ 102, 207	No donait	limit by lat and		
1			<u>Ivo aensit</u>	<u>y limit by lot are</u>	<u>:u.</u>	

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* * * *						
SEC. 722.		H NEIGHBORHOOD	COMMERCIAL	DISTRICT.		
* * * *						
Tab	le 722. NORTH	BEACH NEIGHBOR		CIAL DISTRI		
	Z	ZONING CONTROL	TABLE			
		North Beach NCD				
Zoning Category	§ References		Controls			
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *		-				
Residential Uses	5	Controls By Story				
* * * *	1	1st	2nd	3rd+		
~ ~ ~ ~	§§102,					
Accessory Dwelling Units	207(c)(4), 207(c)(6)	P per Planning Co	ode Sections 207(c)(4) and 207(
			re foot lot area or th	• •		
Dwelling Units	§§ 102, 207	the nearest K Distri	ict, whichever is grea	ater.		
		<u>No density limit by</u>	<u>lot area.</u>			
* * * *						
* * * *						
* * * *						
* * * *				ISTDICT		
* * * *	POLK STREET	NEIGHBORHOOD	COMMERCIAL D	ISTRICT.		

			Polk S	street NCD
Zoning Category	ł	§ References		Controls
* * * *		-	E	
RESIDENTIAL ST	ANDARDS AND USES			
* * * *				
Residential Uses			Controls By	Story
		1st	2nd	3rd+
* * * *				
Accessory Dwelling Units	§§102, 207(c)(4), 207(c)(6)	P per Planning 207(c)(6).	g Code Section	ons 207(c)(4)
Dwelling Units	§§ 102, 207	1 unit per 400 supermitted in the greater. <u>No density limit</u>	nearest R Dis	
* * * *				
* * * * SEC. 724. §	SACRAMENTO STREE	T NEIGHBORHO	OD COMME	RCIAL DIST
* * * * Table 724. SA	ACRAMENTO STREET ZONING	NEIGHBORHOO		
* * * * Table 724. SA		CONTROL TABL		
Zoning & Ref		CONTROL TABL	E	treet NCD
Zoning	ZONING	CONTROL TABL	.E acramento S	treet NCD

1	Residential Uses		Controls By Story						
2	Residential Uses		1st		2nd	3rd+			
	* * * *								
3 4	Accessory Dwelling Units	§§102, 207(c)(4), 207(c)(6)	P per l	Planning Code S	ections 207(c)(4) and	d 207(c)(6).			
5 6 7	Dwelling Units	§§ 102, 207	R Distr	1 unit per 800 square foot lot area or the density permitted in the neares. R District, whichever is greater. No density limit by lot area.					
8 9	* * * *								
10 11	* * * SEC.	* 725. UNION	STREE	T NEIGHBORH	OOD COMMERCIAL	DISTRICT.			
12	* * *	* *							
13 14		Table 725. l		STREET NEIGH ZONING CONTI	BORHOOD COMME ROL TABLE	RCIAL DISTRICT			
15					Union Street NC	D			
16	Zoning Category	§ Reference	es	Controls					
17	* * * *								
18	RESIDENTI	AL STANDA	RDS AN	ND USES					
19	* * * *								
20	Residential l	Jses		ļ	Controls By Sto	-			
21	* * * *			1st	2nd	3rd+			
22 23	Accessory Dwelling Units	§§102, 207 207(c)(6)	7(c)(4),	P per Planning	Code Sections 207(c)(4) and 207(c)(6).			
24 25	Dwelling Units	§§ 102, 20	7	· · ·	quare foot lot area or the density permitted in istrict, whichever is greater.				

	<u>No densi</u>	ty limit by lot are	<u>a.</u>	
* * * *				
* * *	* *			
SEC.	726. PACIFIC AVENUE NEIC	SHBORHOOD (COMMERCIAL D	ISTRICT.
	* * Table 726. PACIFIC AVENUE ZONING			AL DISTRICT
			Pacific Avenue N	ICD
Zoning Category	§ References		Со	ntrols
* * * *	•			
RESIDENT	IAL STANDARDS AND USES	S		
* * * *				
Residential			Controls By Ste	ory
Residential	USES	1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit	§§102, 207(c)(4), 207(c)(6)	P per Planni 207(c)(6).	ng Code Sections	207(c)(4) and
Dwelling Units	§§ 102, 207		00 square foot lot a he nearest R Distric hit by lot area.	
* * * *				
* * :	* *			
SEC.	727. LAKESIDE VILLAGE N	EIGHBORHOO	D COMMERCIAL	DISTRICT.

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Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL
TABLE

			Lakeside Villag	e NCD	
1	1		Controls		
* * * *					
RESIDENTI	AL STANDA	RDS AND USES			
* * * *					
			Controls By St	ory	
Residential L	Jses	1st	2nd	3rd+	
* * * *					
Accessory Dwelling	§§ 102, 207(c)(4)				
Unit Density	, 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).			
Dwelling Unit	§§ 102, 207	1 unit per 800 squar nearest R District, w		density permitted in	
Density	207	No density limit by lo	ot area.		
* * * *					
* * *	*				
SEC. 7	728. 24TH S	TREET – NOE VAL			
DISTRICT.					
* * *	*				

DISTRICT ZONING CONTROL TABLE

23			
24			24th Street - Noe Valley NCD
25	Zoning Category	§ References	Controls

	NDARDS			
* * * *				
RESIDENTIAL	STANDARDS ANI	D USES		
* * * *				
Residential Use			Controls By Story	у
Residential Ose	5	1st	2nd	3rd-
* * * *				
Accessory Dwelling Units	§§102, 207(c)(4), 207(c)(6)	P per Planning 207(c)(6).	g Code Sections 207	(c)(4) and
Dwelling Units	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density</i> <i>permitted in the nearest R District, whichever is great</i> <u>No density limit by lot area.</u>		
* * * *				
* * * *				
* * * * SEC. 729	. WEST PORTAL		IBORHOOD COMME	ERCIAL DIS
* * * * SEC. 729 * * * *	9. WEST PORTA		GHBORHOOD COM	
* * * * SEC. 729 * * * *	9. WEST PORTA	AL AVENUE NEIC	GHBORHOOD COM	MERCIAL D
* * * * SEC. 729 * * * * Table 72 Zoning	9. WEST PORTA	AL AVENUE NEIC	GHBORHOOD COMM DL TABLE	VERCIAL D
* * * * SEC. 729 * * * * Table 72 Zoning	9. WEST PORTA Z	AL AVENUE NEIC	GHBORHOOD COM DL TABLE West Portal A	VERCIAL D
* * * * * SEC. 729 * * * * Table 72 Zoning Category * * * *	9. WEST PORTA Z	AL AVENUE NEIG ONING CONTRO	GHBORHOOD COM DL TABLE West Portal A	VERCIAL D
* * * * * SEC. 729 * * * * Table 72 Zoning Category * * * *	9. WEST PORTA Z	AL AVENUE NEIG ONING CONTRO	GHBORHOOD COM DL TABLE West Portal A	VERCIAL D
* * * * * SEC. 729 * * * * Table 72 Zoning Category * * * * RESIDENTIAL \$ * * * *	29. WEST PORTA Z References	AL AVENUE NEIG ONING CONTRO	GHBORHOOD COM DL TABLE West Portal A	VERCIAL D
* * * * * SEC. 729 * * * * Table 72 Zoning Category * * * * RESIDENTIAL \$	29. WEST PORTA Z References	AL AVENUE NEIG ONING CONTRO	GHBORHOOD COMM DL TABLE West Portal A Contr	VERCIAL D

Accessory Dwelling Units §§102, 207(c)(4), 207(c)(6). P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling Units §§ 102, 207 <i>Lunit per 800 square foot lot area, or the density permitted in the</i> <i>nearest R District, whichever is greater.</i> <i>No density limit by lot area.</i> * * * * Image: Section 207(c)(4) Zoning Category § References Controls * * * * Residential Uses Controls By Story Residential Uses 1st Accessory §§ 102, 207(c)(6) Image: Sector 207(c)(4), Image: Sector 207(c)(6) P per Planning Code Sections 207(c)(4) and 207(c)(6). Image: Sector 207(c)(6) Image: Sector 207(c)(4) and 207(c)(6). Image: Sector 207(c)(6) Image: Sector 207(c)(6). Image: Sector 207(c)(6) Image: Sector 207(c)(4) and 207(c)(6). Image: Sector 207(c)(6) Image: Sector 207(c)(6). Ima									
Dwelling Units §§ 102, 207 nearest R District, whichever is greater. No density limit by lot area. * * * * * * * * * • SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT. Zoning Category § References Controls Controls * * * * Controls * * * * Controls By Story Residential Uses 1st Accessory §§ 102, 207(c)(6) Dwelling 207(c)(6) P per Planning Code Sections 207(c)(4) and 207(c)(6). Units 1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.	Dwelling	207	(c)(4),	P per Planning Code Sections 207(c)(4) and 207(c)(6).					
***** SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT. ***** Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE Image: Sector of the sec				nearest R District, whichever is greater.					
* * * * Controls Controls District Distrist Distrist District District District Distrist Distr	* * * *								
ZONING CONTROL TABLE Inner Sunset NCD Zoning Category § References Controls * * * * Controls * * * * RESIDENTIAL STANDARDS AND USES * * * * Controls By Story Residential Uses 1st Accessory §§102, 207(c)(4), Units P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling §§ 102, 207 Inner Sunset NCD			INER SL	INSET NE	IGI	SHBORHOOD COMMERCIAL DISTRICT.			
Zoning Category § References Controls * * * * RESIDENTIAL STANDARDS AND USES * * * * * Controls By Story Residential Uses 1st 2nd * * * * Controls By Story Residential Uses 1st 2nd Accessory §§102, 207(c)(4), Units P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling §§ 102, 207(c)(6) I unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.	Tab	le 730.	INNER		NG	G CONTROL TABLE			
* * * * RESIDENTIAL STANDARDS AND USES * * * * Controls By Story Residential Uses 1st 2nd * * * * Ist 2nd Accessory §§102, 207(c)(4), Units P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling §§ 102, 207(c)(6) I unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.						Inner Sunset NCD			
RESIDENTIAL STANDARDS AND USES * * * * Controls By Story Residential Uses 1st 2nd 3rd+ * * * * Accessory §§102, 207(c)(4), 207(c)(6) P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling Units §§ 102, 207(c)(6) <i>I unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</i> No density limit by lot area.	Zoning Cate	gory	§ Refere	nces		Controls			
* * * * Controls By Story Residential Uses 1st 2nd 3rd+ * * * * Accessory §§102, 207(c)(4), Units P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling §§ 102, 207(c)(6) P unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. Dwelling §§ 102, 207 I unit per 800 square foot lot area.	* * * *								
Controls By Story Residential Uses Controls By Story 1 st 2nd 3rd+ * * * * * Image: Story Dwelling Units \$\$102, 207(c)(4), 207(c)(6) P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling Units \$\$102, 207(c)(6) Image: Story Sto	RESIDENT	IAL ST	ANDARI	DS AND U	SE	ES			
Residential Uses 1st 2nd 3rd+ * * * * * Accessory §§102, 207(c)(4), Units P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling 207(c)(6) <i>I unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</i> No density limit by lot area.	* * * *								
1st 2nd 3rd+ * * * * * Accessory §§102, 207(c)(4), 207(c)(6) P per Planning Code Sections 207(c)(4) and 207(c)(6). Dwelling 207(c)(6) <i>I unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</i> No density limit by lot area.	Residential	اومو				Controls By Story			
Accessory Dwelling Units§§102, 207(c)(4), 207(c)(6)P per Planning Code Sections 207(c)(4) and 207(c)(6).Dwelling Units§§ 102, 207I unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.		0363		1st	2no	nd 3rd+			
Dwelling Units207(c)(4), 207(c)(6)P per Planning Code Sections 207(c)(4) and 207(c)(6).Dwelling Units\$§ 102, 207I unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.	* * * *								
Dwelling Units§§ 102, 207nearest R District, whichever is greater. No density limit by lot area.	Dwelling	207(c)(4), P	per Planni	ing	g Code Sections 207(c)(4) and 207(c)(6).			
* * * *	-		2, ^{<i>ne</i>}	nearest R District, whichever is greater.					
	* * * *								

1	* * * *				
2					
3	SEC. 731. NOF	RIEGA STREET NEIGHE	BORHOOD CO	MMERCIAL [DISTRICT.
4	* * * *				
5	Table 731.	NORIEGA STREET NE ZONING COM	EIGHBORHOOI NTROL TABLE		IAL DISTRICT
6				oriega Street	NCD
7 8	Zoning Category § Referenc	es		Controls	
9	* * * *				
10	RESIDENTIAL STAN	DARDS AND USES			
11	* * * *				
12	Residential Uses		Controls By Story		
	* * * *		1st	2nd	3rd+
13 14	Accessory Dwelling Unit	§§102, 207(c)(4), 207(c)(6)	P per Planning and 207(c)(6)		ons 207(c)(4)
15 16 17 18	Dwelling Units	§§ 102, 207	1 unit per 800 s density permitte whichever is gr No density limi	ed in the neare. reater.	
19	* * * *				
20	* * * *				
21					
22	SEC. 732. IRVI	NG STREET NEIGHBO		IERCIAL DIS	STRICT.
23	* * * *				
24	Tahla 732 ID	VING STREET NEIGHE			DISTRICT
25			ITROL TABLE		

		Irving Street NC	D		
Zoning Category	§ References	Controls			
* * * *					
RESIDENTI	IAL STANDARDS AND USES				
* * * *					
Residential	Uses		Controls By Story	/	
		1st	2nd	3rd+	
* * * *					
Accessory Dwelling Unit	§§102, 207(c)(4), 207(c)(6)	P per Planning 207(c)(6).	Code Sections 20)7(c)(4) and	
Dwelling Units	§§ 102, 207	permitted in the 1 greater.	uare foot lot area, (uearest R District, v		
		<u>No density limit l</u>	<u>by lot area.</u>		
* * * *					
а. а. а. а.					
* * *	733. TARAVAL STREET NE * * e 733. TARAVAL STREET N ZONING		COMMERCIAL		
* * *	* * e 733. TARAVAL STREET N	EIGHBORHOOD	COMMERCIAL	DISTRICT	
* * *	* * e 733. TARAVAL STREET N	EIGHBORHOOD	COMMERCIAL I LE Taraval Street NO	DISTRICT	
* * Table Zoning	* * e 733. TARAVAL STREET N ZONING	EIGHBORHOOD	COMMERCIAL I LE Taraval Street NO	DISTRICT	
* * * Table Zoning Category * * * *	* * e 733. TARAVAL STREET N ZONING	EIGHBORHOOD CONTROL TAB	COMMERCIAL I LE Taraval Street NO	DISTRICT	
* * * Table Zoning Category * * * *	* * e 733. TARAVAL STREET N ZONING § References	EIGHBORHOOD CONTROL TAB	COMMERCIAL I LE Taraval Street NO	DISTRICT	

			1st	2nd	3rd+
* * * *					
Accessor y Dwelling Unit	§§102, 207 207(c)(6)		per Planning C 07(c)(6).	Code Sections 207	(c)(4) and
Dwelling Units	§§ 102, 20	7 ^p		are foot lot area, or earest R District, wh v lot area.	
* * * *					
* * *	* *	I STREET NEIGH AH STREET NEIC			
	Ι	ZONING	Judah Street		
Zoning Category	§ Reference	es		Controls	
* * * *					
RESIDENTI	AL STANDA	RDS AND USES			
* * * *					
Residential			Controls	By Story	
Residential	0363	1st		2nd	3rd+
* * * *					
Accessory Dwelling Unit	§§102, 207(c)(4), 207(c)(6)	P per Planning C	ode Sections 2	07(c)(4) and 207(c)(6).
Dwelling	§§ 102,	1 unit per 800 squ nearest R District,	•	or the density perm ater.	itted in the

* * * *		OA STREET NEIGH BOA STREET NEIG ZONING CONTROI	HBORHOOD COM	
			Inner Balt	ooa Street NCD
Zoning Categor	Ŋ	§ References	Controls	
* * * *				
RESIDENTIAL	STANDARDS A	ND USES		
* * * *				
Residential Use			Controls by Stor	у
Residential Use	:5	1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Co	ode Sections 207(c	c)(4) and 207(c)
Dwelling Unit	§§ 102, 207	· · ·	re foot lot area, or tl ct, whichever is grea	• 1
Density	33 102, 201	No density limit by	lot area.	
* * * *				

1			Oute	er Balboa Street I	NCD			
2	Zoning Category	§ References	Controls					
3	* * * *		•					
4	RESIDENT	IAL STANDARDS AND USES	6					
5	* * * *							
6	Residential	Uses		Controls by Story	/			
			1st	2nd	3rd+			
7	* * * *							
8 9 10	Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning 207(c)(6).	Code Sections 2	207(c)(4) and			
11 12 13	Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.No density limit by lot area.					
14	* * * *							
15 16 17 18 19 20	* * * * SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT. * * * * Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE							
21				Bayview NCD				
22	Zoning Category	§ References		Controls				
23	* * * *							
24	RESIDENTI	AL STANDARDS AND USES						
25	* * * *							

			Controls by Story			
Residential Uses			1st	2nd	3rd+	
* * * *						
Accessory Dwelling §§ 102, 207(c)(4), Unit 207(c)(6) Density			P per Planning Code Sections 207(c)(4) and 207(c)(6).			
Dwelling Unit §§ 102, 207		peri	1 unit per 600 square foot lot area, or the dense permitted in the nearest R District, whichever greater.			
Density			No density limit by lot area.			
* * * *						
Id		ZONING CO			רואו חופדם	
Zaning Cat				BLE		
Zoning Cate				BLE Cortland Ave	enue NCD	
	egory	§ References		BLE	enue NCD	
		§ References		BLE Cortland Ave	enue NCD	
RESIDEN [®]				BLE Cortland Ave	enue NCD	
		§ References		BLE Cortland Ave Contr	enue NCD rols	
	TIAL STANDAF	§ References		BLE Cortland Av Controls by S	enue NCD rols	
* * * *	TIAL STANDAF	§ References		BLE Cortland Av Controls by S	rols tory	
* * * * Residential * * * *	TIAL STANDAF	§ References	1st	BLE Cortland Ave Controls Souther States 2nd lanning Code Sec	enue NCD rols tory 3rd+	

				<u>110 ucris</u>	ity limit by lot area.	
* * * *						
* * *	* *					
SEC.	739. GI	EARY	BOULEVARD NEIGHI	BORHO	OD COMMERCIA	L DISTRI
* * *	* *					
Tal	ble 739	. GEA	ARY BOULEVARD NEI			CIAL DIS
					Geary Boule	evard NCE
Zoning Cate	egory §	§ Refe	erences		Contr	rols
* * * *						
RESIDENT	IAL ST/	ANDA	RDS AND USES			
* * * *						
Residential				Contro	ls by Story	
Residential	0363		1st		2nd	3rd
* * * *						
Accessory Dwelling Unit Density	§§ 102 207(c) 207(c))(4),	P per Planning Code S	Sections	207(c)(4) and 207	(c)(6).
Dwelling Unit	§§ 102	2,	1 unit per 600 square foo nearest R District, which	ot lot area, or the density permitted in th hever is greater.		nitted in th
Density	207		No density limit by lot ar	<u>ea.</u>		
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Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		N	lission Bernal NC	D	
Zoning Category	§ References	Controls			
* * * *					
RESIDENT	TIAL STANDARDS AND USI	ES			
* * * *					
Residential I			Controls by Story		
	0363	1st	2nd	3rd+	
* * * *					
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning (207(c)(6).	Code Sections 207	7(c)(4) and	
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density</i> <i>permitted in the nearest R District, whichever is</i> <i>greater.</i> <u>No density limit by lot area.</u>			
* * * *					
* * , SEC.	* * 741. SAN BRUNO AVENUE	E NEIGHBORHOO	D COMMERCIAL	. DISTRICT.	
	* *				
Tab	ole 741. SAN BRUNO AVEN ZONING	NUE NEIGHBORH CONTROL TABI	OOD COMMERC _E	IAL DISTRICT	
		Sa	an Bruno Avenue	NCD	
Zoning	§ References		Controls		

* * * *				
RESIDENTIA				
* * * *				
			Controls by Stor	У
Residential Us	Ses	1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning 207(c)(6).	g Code Sections	207(c)(4)
Dwelling Unit Density	§§ 102, 207	-	square foot lot are e nearest R Distric t by lot area.	
* * * *				
* * * *	*			
* * * SEC. 74 * * *	* 42. COLE VALLEY NEIGHBO * 742. COLE VALLEY NEIGHE	BORHOOD COM		
* * * SEC. 74 * * *	* 742. COLE VALLEY NEIGHE		MMERCIAL DIS	TRICT ZOI
* * * SEC. 74 * * * Table	* 742. COLE VALLEY NEIGHE CONTE	BORHOOD COM	MMERCIAL DIS	TRICT ZOI
* * * SEC. 74 * * *	* 742. COLE VALLEY NEIGHE CONTE	BORHOOD COM	MMERCIAL DIS	TRICT ZOI
* * * SEC. 74 * * * Table Zoning Catego * * * *	* 742. COLE VALLEY NEIGHE CONTE	BORHOOD COM	MMERCIAL DIS	TRICT ZOI
* * * SEC. 74 * * * Table Zoning Catego * * * *	* 742. COLE VALLEY NEIGHE CONTE	BORHOOD COM	MMERCIAL DIS	TRICT ZOI
* * * SEC. 74 * * * Table Zoning Catego * * * * RESIDENTI/ * * * *	* 742. COLE VALLEY NEIGHE CONTE ory § References	BORHOOD COM	MMERCIAL DIS	TRICT ZOI alley NCD ontrols
* * * SEC. 74 * * * Table Zoning Catego * * * *	* 742. COLE VALLEY NEIGHE CONTE ory § References	BORHOOD COM	MMERCIAL DIS	TRICT ZOI alley NCD ontrols

1	Accessory Dwelling Unit Density		§§ 102, 207(c)(4), 207(c)(6)		P per Plar and 207(c	nning Code Sectio c)(6).	ns 207(c)(4)	
2	Density							
3					1 unit per 800 square foot lot area, or the density permitted in the nearest R District,			
4	Dwelling Un Density	lit	§§ 102, 207		whichever	is greater.		
5	Density				<u>No density</u>	limit by lot area.		
6	* * * *							
7								
8	* * *	* *						
9								
	SEC	7/3 I	OWER HAIGHT STRE					
10							AL DIGIRICI.	
11	* * *							
12	lable	e /43.	LOWER HAIGHT STRI ZONING		EIGHBORI		TAL DISTRICT	
13				Lower Haight Street NCD				
14	Zoning Category	§ Ref	erences	Controls				
15	* * * *							
16	RESIDENTI	AL ST	ANDARDS AND USES					
17	* * * *							
				Controls by Story				
18	Residential I	Jses		<u> </u>	1st	2nd	3rd+	
19	* * * *				101	2.10		
20	Accessory					I		
21	Dwelling Unit	§§ 10 207(02, 207(c)(4), c)(6)	P per 207(d	-	Code Sections 207	7(c)(4) and	
22	Density							
23	Dwelling				A A	uare foot lot area, of cearest R District, w		
24	Unit Density	§§ 1(02, 207	great	er.			
25				No density limit by lot area.				

SEC.	744. LOWER POLK	STREET NEIGHBORH		
* * Tab	le 744. LOWER POL	K STREET NEIGHBOI ONING CONTROL TA		CIAL DISTE
			Lower Polk	Street NCD
Zoning Cate	egory	§ References	Con	trols
* * * *				
RESIDEN	FIAL STANDARDS AN	ND USES		
* * * *				
Desidential		C	Controls by Story	
Residential	USES	1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code	e Sections 207(c)(4)) and 207(c
Dwelling Unit	§§ 102, 207	1 unit per 600 square j in the nearest R Distri	ct, whichever is great	• •
Density		No density limit by lot	area.	
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1			Inn	er Taraval Street	NCD			
2	Zoning Category	§ References	Controls					
3	* * * *							
4		TIAL STANDARDS AND USE	S					
5	* * * *							
6	Residential	Uses	1.01	Controls by Stor	, 			
7	* * * *		1st	2nd	3rd+			
8 9	Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning 207(c)(6).	g Code Sections 2	207(c)(4) and			
0 1 2 3	Dwelling Unit Density	§§ 102, 207	<u>^</u>	quare foot lot area, - nearest R District, <u>- by lot area.</u>	•			
14	* * * *							
15 16	* *			ore offerstive 20				
7		on 4. Effective Date. This or			•			
8		Enactment occurs when the			•			
9	ordinance u	nsigned or does not sign the	ordinance within t	en days of receiv	ing it, or the Board			
20	of Superviso	ors overrides the Mayor's veto	o of the ordinance					
21								
22	Section	on 5. Scope of Ordinance. In	n enacting this or	dinance, the Boar	d of Supervisors			
23	intends to a	mend only those words, phras	ses, paragraphs,	subsections, sect	ions, articles,			
24	numbers, pu	unctuation marks, charts, diag	grams, or any othe	er constituent part	ts of the Municipal			
25	Code that a	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment						

1	additions, and Board amendment deletions in accordance with the "Note" that appears under
2	the official title of the ordinance.
3	
4	APPROVED AS TO FORM:
5	DAVID CHIU, City Attorney
6	By: <u>/s/ Andrea Ruiz-Esquide</u> ANDREA RUIZ-ESQUIDE
7	ANDREA RUIZ-ESQUIDE Deputy City Attorney
8	n:\legana\as2023\2300207\01683217.docx
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