BOARD of SUPERVISORS



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MEMORANDUM

		WIEWORANDOW			
	Date:	June 21, 2023			
	To:	Planning Department / Commission			
	From:	Erica Major, Clerk of the Land Use and Transportation Committee			
	Subject:	Board of Supervisors Legislation Referral - File No. 230734 Planning Code, Zoning Map - Density Calculation in RC, RTO, NC, and Certain Named NCDs			
\boxtimes	(Califord	ia Environmental Quality Act (CEQA) Determination nia Public Resources Code, Sections 21000 et seq.) Ordinance / Resolution Ballot Measure			
\boxtimes	(Plannir	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			
		ment to the Administrative Code, involving Land Use/Planning Rule 3.23: 30 days for possible Planning Department review)			
	(Charte (Require City pro narrowin space, housing plan an	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.)			
		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.

1	[Planning Code, Zoning Map - Density Calculation in RC, RTO, NC, and Certain Named NCDs]			
2				
3	Ordinance amending the Planning Code to replace numerical density limits in			
4	Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood			
5	Commercial (NC) and certain Neighborhood Commercial Districts (NCD), except for			
6	parcels located in the Priority Equity Geographies Special Use District, with already-			
7	existing regulations on the built envelope of buildings, such as height, bulk and			
8	setbacks; creating the Priority Equity Geographies Special Use District; amending the			
9	Zoning Map to add the Priority Equity Geographies Special Use District; affirming the			
10	Planning Department's determination under the California Environmental Quality Act;			
11	and making public necessity, convenience, and welfare findings under Planning Code			
12	Section 302, and findings of consistency with the General Plan, and the eight priority			
13	policies of Planning Code, Section 101.1.			
14	NOTE: Unchanged Code text and uncodified text are in plain Arial font.			
15	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> .			
16	Board amendment additions are in double-underlined Arial font. Board amendment deletions are in strikethrough Arial font. Asterisks (* * * *) indicate the omission of unchanged Code			
17	subsections or parts of tables.			
18				
19	Be it ordained by the People of the City and County of San Francisco:			
20				
21	Section 1. Environmental and Planning Code Findings			
22	(a) The Planning Department has determined that the actions contemplated in this			
23	ordinance comply with the California Environmental Quality Act (California Public Resources			
24	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of			
25				

1	Supervisors in File No and is incorporated herein by reference. The Board affirms this				
2	determination.				
3	(b) On, the Planning Commission, in Resolution No,				
4	adopted findings that the actions contemplated in this ordinance are consistent, on balance,				
5	with the City's General Plan and eight priority policies of Planning Code Section 101.1. The				
6	Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of				
7	the Board of Supervisors in File No, and is incorporated herein by reference.				
8	(c) Pursuant to Planning Code Section 302, the Board of Supervisors find that this				
9	ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in				
10	Planning Commission Resolution No, and incorporates such reasons by this				
11	reference thereto. A copy of said resolution is on file with the Clerk of the Board of				
12	Supervisors in File No				
13					
14	Section 2. Article 2 of the Planning Code is hereby amended by revising Sections 207,				
15	208, 209.3, and 209.4 to read as follows:				
16	SEC. 207. DWELLING UNIT DENSITY LIMITS.				
17	(a) Applicability. The density of Dwelling Units permitted in the various Districts shall				
18	be as set forth in the Zoning Control Table for the district in which the lot is located. The term				
19	"Dwelling Unit" is defined in Section 102 of this Code. There are two types of density districts:				
20	(1) Form-Based Density District: These are In districts where no density limit is				
21	specified, and where density shall is not be limited by lot area but rather by the applicable				
22	requirements and limitations set forth elsewhere in this Code. Such requirements and				
23	limitations include, but are not limited to, height, bulk, setbacks, open space, exposure and				
24	unit mix as well as applicable design guidelines, elements and area plans of the General Plan				
25	and design review by the Planning Department.				

1	(2) Numerical Density Limit Districts: These are districts that establish a maximum
2	number of Dwelling Units per lot or lot area.
3	(b) Rules for Calculating Dwelling Unit Density in Numerical Density Limit Districts.
4	In Numerical Density Limit Districts districts that establish a maximum dwelling unit density, the
5	following rules shall apply in the calculation of dwelling unit density under this Code:
6	(1) A remaining fraction of one-half or more of the minimum of lot area per
7	Dwelling Unit shall be adjusted upward to the next higher whole number of Dwelling Units.
8	(2) Where permitted by this Code, two or more of the dwelling and other
9	housing uses specified in the Code may be located on a single lot, either in one structure or in
10	separate structures, provided that the specified density limits are not exceeded by the total of
11	such combined uses. Where Dwelling Units and Group Housing are combined and located on a
12	lot that establishes a maximum dwelling unit density per lot area, the maximum permitted density
13	for Dwelling Units and for Group Housing shall be prorated to the total lot area according to
14	the quantities of these two uses that are combined on the lot.
15	(3) Where any portion of a lot is narrower than five feet, such a portion shall not
16	be counted as part of the lot area for purposes of calculating the permitted dwelling density.
17	(4) No private right-of-way used as the principal vehicular access to two or more
18	lots shall be counted as part of the lot area of any such lot for purposes of calculating the
19	permitted dwelling unit density.
20	(5) Where a lot is divided by a use district boundary line, the dwelling unit
21	density limit for each district shall be applied to the portion of the lot in that district, and none
22	of the Dwelling Units attributable to the district permitting the greater density shall be located
23	in the district permitting the lesser density.
24	(6) In Named Neighborhood Commercial Districts within the Priority Equity
25	Geographies Special Use District, or on parcels in Neighborhood Commercial Districts within the

Priority Equity Geographies Special Use District, the dwelling unit density shall be at a density ratio not exceeding the number of Dwelling Units permitted in the nearest R District, provided that the maximum density ratio shall in no case be less than the amount set forth in the Zoning Control Table for the district in which the lot is located. The distance to each R District shall be measured either from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density.

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SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.

The density limitations for Group Housing or Homeless Shelters, as described in Sections 102 and 890.88(b) and (c) of this Code, shall be as follows:

- (a) For Group Housing, the maximum number of Bedrooms on each Lot shall be as specified in the Zoning Control Table for the District in which the Lot is located, except that in RTO, RTO-M, RCD, UMU, MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD, DTR, and all NCT Districts the density of Group Housing shall not be limited by lot area, and except that for Lots in NC Districts, the group housing density shall not exceed the number of Bedrooms permitted in the nearest R District provided that the maximum density not be less than the amount permitted by the ratio specified for the NC District in which the lot is located. For Homeless Shelters, the maximum number of beds on each lot shall be regulated pursuant to the requirements of the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, Article XIII, in addition to the applicable requirements of the Building Code and Fire Code.
- (b) For purposes of calculating the maximum density for Group Housing as set forth in this Section 208, the number of Bedrooms on a lot shall in no case be considered to be less

- than one Bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each Bedroom, each two beds shall be considered equivalent to one Bedroom.
 - (c) The rules for calculating dwelling unit density set forth in Section 207 shall also apply in calculating the density limits for Group Housing.
 - (d) The group housing density in all RTO Districts and all NCT Districts, as listed in Section 702.1(b), and in RC, NC and Named NC Districts not within the Priority Equity Geographies Special Use District established by Planning Code Section 249.97, shall not be limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, and exposure, as well as by the Residential Design Guidelines in RTO Districts, other applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.

SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.

These Districts are intended to recognize, protect, conserve, and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The predominant Residential uses are preserved, while provision is made for supporting Commercial uses, usually in or below the ground story, that meet the frequent needs of nearby residents without generating excessive vehicular traffic. The compact, walkable, transit-oriented and mixed-use nature of these Districts is recognized by no offstreet parking requirements. The RC Districts are composed of two separate districts, as follows:

RC-3 Districts: *Medium Density*. These Districts provide for *Residential usesa mixture of medium-density Dwellings similar to those in RM-3 Districts*, with supporting Commercial uses.

Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that rear yards need not be at ground level and front setback areas are not required.

RC-4 Districts: *High Density*. These Districts provide for *Residential usesa mixture of high-density Dwellings similar to those in RM-4 Districts* with supporting Commercial uses. Open spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required.

Table 209.3
ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category § References RC-3 RC-4 RESIDENTIAL STANDARDS AND USES Residential Uses 3 units per lot or up to one unit per 3 units per lot or up to 200 square feet of lot area. No Residential Density, § 207 one unit per 400 square Dwelling Units (7) density limits in the Van Ness SUD feet of lot area. (§ 243). (8) Residential Density, § 207 No density limit by lot area. (8) Dwelling Unit (7) P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of $\S 202.2(f)(1)$. §§ 102, C up to twice the number of dwelling units otherwise Senior Housing permitted as a principal use in the district and meeting all 202.2(f) requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. \$ 208 Residential Density, P up to one bedroom for P up to one bedroom for every 70 Group Housing every 140 square feet of square feet of lot area (9). lot area. (9)

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Residential Density, § 208 No density limit by lot area. (9) 1 Group Housing 2 * * * * 3 4 5 6 (8) In the Priority Equity Geography Special Use District established by Planning Code 7 Section 249.97, P up to three units per lot or up to one unit per 400 square feet of lot area, whichever is 8 higher, in RC-3 Districts; P up to three units per lot or up to one unit per 200 square feet of lot area, 9 whichever is higher, in RC-4 Districts. For purposes of this calculation, a Dwelling Unit in this district 10 containing no more than 500 square feet of net floor area and consisting of not more than one 11 habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a 12 Dwelling Unit. 13 14 (9) C required if the Group Housing is affiliated with and operated by a Hospital or an 15 Institutional Educational Use as defined in Section 102. In the Priority Equity Geography Special Use 16 District established by Planning Code Section 249.97, P up to one bedroom for every 140 square feet of 17 lot area in RC-3 Districts; P up to one bedroom for every 70 square feet of lot area in RC-4 Districts; 18 and C if the Group Housing is affiliated with and operated by a Hospital or an Institutional 19 Educational Use as defined in Section 102. 20

SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.

These Districts are intended to recognize, protect, conserve, and enhance areas characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms. RTO and RTO-M Districts are composed of multi-family *moderate-density*

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areas, primarily areas formerly designated RM and RH-3, and are well served within short walking distance, generally less than one-quarter mile, of transit and neighborhood commercial areas. Transit available on nearby streets is frequent and/or provides multiple lines serving different parts of the City or region. Limited small-scale neighborhood-oriented retail and services is common and permitted throughout the neighborhood on Corner Lots only to provide goods and services to residents within walking distance, but the districts are otherwise residential. Only retail compatible with housing, generally those permitted in NC-1 Districts, is permitted and auto-oriented uses are not permitted. Hours of operation are restricted and off-street parking is not permitted for these very locally-oriented uses.

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Table 209.4
ZONING CONTROL TABLE FOR RTO DISTRICTS

lot area, but by the

13 Zoning Category § References **RTO** 14 15 RESIDENTIAL STANDARDS AND USES 16 17 Residential Uses 18 P up to one unit per 600 19 square feet of lot area Residential (8). C above, per 20 § 207 Density, Dwelling criteria of § 207(a). Units (7) No density limit by lot 21 area. (8) 22 P up to twice the number of dwelling 23 units otherwise §§ 102, Senior Housing permitted as a principal 24 202.2(f) use in the district: C density not limited by 25

No density limit by lot area.

Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.

No density limit by lot area.

Density is regulated by the permitted

RTO-M

Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.

1			applicable requirements and limitations	
2			elsewhere in this Code, including but not limited	
3			to height, bulk, setbacks, open space, exposure,	
4			unit mix and relevant design guidelines. <u>No</u>	
5			<u>density limit by lot area.</u>	
J	Residential	§ 208	No density limit by lot at	rea. Density is regulated by the
	Density, Group	3 – 00	•	z, and required setbacks, exposure,
	Housing			arcel, along with Residential Design
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(8) In the Priority Equity Geography Special Use District established by Planning Code

Section 249.97, P up to one unit per 600 square feet of lot area. C above per criteria of Section 207(a).

With Conditional Use authorization, for purposes of this calculation, a Dwelling Unit in this district containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

Section 3. Article 2 of the Planning Code is hereby amended by adding Section 249.97 to read as follows:

SEC. 249.97. PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.

(a) General. A Special Use District entitled the Priority Equity Geographies Special Use

District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01,

1	SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of
2	San Francisco.
3	(b) Purpose. The Priority Equity Geographies SUD is comprised of areas or neighborhoods
4	with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the
5	General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as
6	Priority Equity Geographies, based on the Department of Public Health's Community Health Needs
7	Assessment. The 2022 Housing Element encourages targeted direct investment in these areas and
8	identifies them as requiring improved access to well-paid jobs and business ownership; where the City
9	needs to expand permanently affordable housing investment; where zoning changes must be tailored to
10	serve the specific needs of the communities that live there; and where programs that stabilize
11	communities and meet community needs need to be prioritized. The purpose of the Priority Equity
12	Geographies SUD is to help implement the goals and policies outlined in the 2022 Housing Element.
13	(c) Controls. Maximum residential densities on parcels in Residential-Commercial (RC),
14	Residential Transit Oriented (RTO), Neighborhood Commercial (NC) and Named Neighborhood
15	Commercial Districts within the Priority Equity Geographies SUD are governed by a maximum
16	Dwelling Unit per lot or lot area, as set forth in the control tables for those districts.
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18	Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702,
19	710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728,
20	729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 742, 743, and 745 to read as
21	follows:
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24	SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.
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The following classes of districts are established for Neighborhood Commercial Districts.

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

(1) Neighborhood Commercial Districts. Neighborhood Commercial Districts are low to high density mixed-use neighborhoods of varying scale established around historical neighborhood commercial centers. The Neighborhood Commercial Districts are intended to support neighborhood-serving uses on the lower floors and housing above. These Districts tend to be linear commercial corridors, but may also include small clusters of commercial activity in Residential Districts. Individually named Neighborhood Commercial Districts are intended to provide for more targeted residential and commercial controls to fit the needs of their respective neighborhoods. *Except in the Priority Equity Geography Special Use District, 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.

(2) Neighborhood Commercial Transit Districts. Neighborhood Commercial Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The Neighborhood Commercial Transit Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The 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 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. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from 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, garage entries) to off-street parking and loading on critical stretches of commercial and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

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

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Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1 ZONING CONTROL TABLE

		NC-1
Zoning Category	§ References	Controls

	* * * *				
	RESIDENTIAL STANDARDS AND USES				
	* * * *				
	Residential Uses			Controls by Story	
	residential oses		1st	2nd	3rd+
	* * * *				
	Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning 207(c)(6).	Code Sections 20	7(c)(4) and
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. (2)		
	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (2)		
	* * * *				
			•	e number of dwell	<u> </u>
			otherwise permitted as a Principal Use in the district and meeting all the requirements of §		
	Senior Housing	§§102, 202.2(f), 207	202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (2)		
	Density				

(2) [Note deleted] Outside of the Priority Equity Geography Special Use District established by

<u>Planning Code Section 249.97, no density limit by lot area.</u>

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SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2 **ZONING CONTROL TABLE**

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NC-2 Zoning Category § References Controls

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RESIDENTIAL STANDARDS AND USES

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Controls by Story Residential Uses 3rd+ 1st 2nd * * * *

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Accessory §§ 102, P per Planning Code Sections 207(c)(4) and 207(c)(6). **Dwelling Unit** 207(c)(4), Density 207(c)(6)

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1 unit per 800 square foot lot area, or the density **Dwelling Unit** permitted in the nearest R District, whichever is greater. §§ 102, 207 Density *(*2*)*

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1 bedroom per 275 square foot lot area, or the density Group Housing § 208 permitted in the nearest R District, whichever is greater. Density

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(2) * * * *

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P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the Senior number of dwelling units otherwise permitted as a §§ 102, Principal Use in the district and meeting all Housing 202.2(f), 207

21 22 23 requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (2)

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Density

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	SEC 712 N	IC-3 – MODERATE	SCALE N	FIGHBORHOO	
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* * :	* *	Di	STRICT.		
lable	e 712. MOD	ERATE-SCALE NE			CIAL DISTR
	1	ZONING C		NC-3	
Zoning					
Category	§ Reference	es		Control	s
* * * *					
	AL STANDA	RDS AND USES			
* * * *					
Residential	Uses	Controls by Story			
* * * *	1	1st		2nd	3rd+
	<u> </u>				
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	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (10)			
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density perm in the nearest R, whichever is greater. (10)			
* * * *					
Senior Housing	§§ 102, 202.2(f),	P up to twice the last a Principal Use	e in the dist	rict and meeting	all the

requirements of § 202.2(f)(1). C up to twice the number of

dwelling units otherwise permitted as a Principal Use in the

207

Housing Density

1			district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (10)		
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4	* * * *				
5	, ,	(10) <i>[Note deleted.]</i> Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.			
6	1 tutting Cou	e beenon 24)	1.21, no density timit by for dred.		
7	* * * *				
8	SEC	712 NC S	NEIGHBORHOOD COMMERCIAL SHOPPING CENTER		
9		/ 13. NC-3 -	NEIGHBORHOOD COMMERCIAL SHOPPING CENTER		
10	DISTRICT.				
11	* * * *				

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE

			NC-S	
Zoning Category	§ References		Controls	
* * * *				
RESIDENT	IAL STANDAF	RDS AND USES		
* * * *				
Desidential	Lloop	Controls by Story		
Residential	Uses	1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207		e feet lot area, or the det, whichever is greater.	
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the depermitted in the nearest R District, whichever is o		,
* * * *				

1	Senior Housing	§§ 102, 202.2(f),	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the
2	Density	207	requirements of § 202.2(f)(1). C up to twice the number of
3			dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for
4			§ 202.2(f)(1)(D)(iv), related to location. (2)
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(2) [Note deleted.] Outside of the Priority Equity Geography Special Use District established

by Planning Code Section 249.97, no density limit by lot area.

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SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

					Cas	stro Street NCD
Zoning Cate	gory	§ Referen	nces		Controls	
* * * *						
RESIDENTI	AL STA	NDARDS	AND USES			
* * * *	* * * *					
Danidantial Hara			Controls By Story			
Residential	Uses		1st	2nd		3rd+
* * * *						
Dwelling Unit Density	§§ 10	2, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.			~ 1
Group Housing Density Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.						

1	* * * *		
2 3 4 5	Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
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SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT **ZONING CONTROL TABLE**

		Inner Clement Street				
Zoning Category	§ References		Controls			
* * * *						
RESIDENTIAL S	STANDARDS AND USES					
* * * *						
Residential Uses	_	Controls By Story				
Residential Uses	S	1st	2nd	3rd+		
* * * *						
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.				
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater No density limit by lot area.				
* * * *						

1			P up to twice the number of dwelling units otherwise permitted as a Principal Use in
2			the district and meeting all the
3	Senior Housing	§§ 102, 202.2(f), 207	requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise
4	Density	33 102, 202.2(1), 201	permitted as a Principal Use in the district and meeting all requirements of §
5			202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot
6			<u>area.</u>

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Outer Clement Street					
Zoning Category	§ References	Controls					
* * * *	* * * *						
RESIDENTI	RESIDENTIAL STANDARDS AND USES						
* * * *	: * * *						
Residential	Lloop	Controls By Story					
Residential	USes	1st	2nd	3rd+			
* * * *							
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.					
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.					
* * * *							

Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
* * * *		

* * * *

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL

DISTRICT.

DISTRICT

Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Upper Fillmore Street NCD				
Zoning Category	§ Reference	es	Controls			
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses		Controls By Story				
Residential C	7565		1st	2nd	3rd+	
* * * *						
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.				
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.				
* * * *						

Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
* * * *		

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SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Haight Street NCD					
Zoning Category	§ References	Controls					
* * * *							
RESIDENTI	AL STANDARI	DS AND USES					
* * * *							
Desidential	Controls By Story						
Residential I	Uses	1st	2nd	3rd+			
* * * *							
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.					
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.					
* * * *							
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all					

1				requirements of § 202 to location. No densit			D)(iv), related			
2	* * * *			to toculton. Ito uchsit	y timili by tot area	<u>.</u>				
3										
4	* *	* *								
5	SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL									
6	DISTRICT.									
	* *	* *								
7		. = .								
8	Table 72	20. EX	CELSIOR	OUTER MISSION ST DISTRI		ORHOOD CO	MMERCIAL			
9	ZONING CONTROL TABLE									
10					Excelsion	Excelsior Outer Mission NCD				
11	Zoning Seferences				Controls					
12	* * * *									
13	RESIDENT	ΓIAL S	STANDARD	S AND USES						
14	* * * *									
15	Residentia	Hises	3		С	ontrols By Sto	ry			
16	rtooldorilla	. 0000			1st	2nd	3rd+			
	* * * *									
17 18	Dwelling U <u>Density</u>	Jnit s	§§ 102, 20	07	1 unit per 600) square foot I	ot area <u>(8)</u>			
19	Group				•	er 210 square	foot lot area			
	Housing		§ 208		<u>(8)</u>					
20	<u>Density</u>									
21	* * * *									
22						the number of se permitted a				
23	Senior		00.455 =	00.0(1).00=	Use in the dis	strict and meet	ting all the			
24	Housing <u>Density</u>		§§ 102, 20	02.2(f), 207		of § 202.2(f)(nber of dwellin				

otherwise permitted as a Principal Use in the district and meeting all

1		requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.
2		(8)
3		
4	* * * *	

* * * *

(8) Outside of the Priority Equity Geography Special Use District established by Planning

Code Section 249.97, no density limit by lot area.

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

	ZONING CONTROL		Japantown NCD				
Zoning Category § Reference	5		Controls				
* * * *							
RESIDENTIAL STAND	RESIDENTIAL STANDARDS AND USES						
* * * *							
Desidential Llege		Controls By Story					
Residential Uses		1st (1)	2nd	3rd+			
* * * *							
Dwelling Units- <u>Density</u>	§§ 102, 207	1 unit per 400 square foot lot area (8)					
Group Housing <u>Density</u>	1 bedroom per 210 square foot lot area (8)						
* * * *							

Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § Senior Housing Density Senior Housing Density Senior Housing Density Senior Housing Senior Housing Density Senior Housing Senior Housing Senior Housing Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirement of § 202.2(f)(1), except for §			§§ 102, 202.2(f), 207	as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	-----------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

(8) Outside of the Priority Equity Geography Special Use District established by Planning

Code Section 249.97, no density limit by lot area.

12 SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

13 * * * *

Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		CIVING CONTROL	IADLL			
		North Beach NCD				
Zoning Category	§ References	Controls				
* * * *						
RESIDENTIAL S	STANDARDS ANI	D USES				
* * * *						
Decidential Llea	_		Controls By Stor	у		
Residential Uses	5	1st	2nd	3rd+		
* * * *						
Dwelling Units <u>Density</u>	§§ 102, 207	1 unit per 400 square foot lot area or the density permitted in the nearest R District, whichever is greater. (16)				

Group Housing <u>Density</u>	§ 208	1 bedroom per 140 square foot lot area. (16)
* * * *		
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirement of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (16)
* * * *		

(16) Outside of the Priority Equity Geography Special Use District established by Planning

Code Section 249.97, no density limit by lot area.

SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
20NING CONTROL TABLE

	ZOMINO	CONTROL TABL	<u>- L- </u>			
			Polk	Street NCD		
Zoning Category		§ References		Controls		
* * * *			-			
RESIDENTIAL STAI	NDARDS AND USE	S				
* * * *			_			
Decidential Head			Controls By Story			
Residential Uses		1st	2nd	3rd+		
* * * *						
Dwelling Units <u>Density</u>	§§ 102, 207	1 unit per 400 square foot lot area; or the density permitted in the nearest R District, whichever is greater. (11)				
* * * *						

Residential Density, Group Housing Density	§208	1 bedroom per 140 square foot lot area or the density permitted in the nearest R District, whichever is greater. (11)
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (11)

(11) Outside of the Priority Equity Geography Special Use District established by Planning

Code Section 249.97, no density limit by lot area.

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Sacramento	Street NCD	
Zoning Category	§ References		Controls		
* * * *					
RESIDENTI	AL STANDA	RDS AND USES			
* * * *					
Decidential	Llaga	Controls By Story			
Residential	uses	1st	2nd	3rd+	
* * * *					
Dwelling Units <u>Density</u>	§§ 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.			

Group Housing <i>Density</i>	§208	1 bedroom per 275 square foot lot area. No density limit by lot area.
* * * *		
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.No density limit by lot area.
* * * *		

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SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Union Street NCD		
Zoning Category	§ References		Controls		
* * * *					
RESIDENTIA	AL STANDARDS AN	ND USES			
* * * *					
Desidential	loos	Controls By Story			
Residential l	Jses	1st	2nd	3rd+	
* * * *					
Dwelling Unit _s <u>Density</u>	Units §§ 102, 207 the nearest R District, whichever is greater. No density li			• •	
Group Housing <u>Density</u>	§208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.			

* * * *		
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
* * * *		

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SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			Pacific Avenue NCD		
Zoning Category	§ References		Controls		
* * * *					
RESIDEN	TIAL STANDARDS AND	USES			
* * * *					
5			Controls By Story		
Residential	Uses	1st	2nd	3rd+	
* * * *					
Dwelling Unit s <u>Density</u>	§§ 102, 207	permitted in t	1 unit per 1,000 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.		
Group Housing <u>Density</u>	§208	density permi	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.		
* * * *					

Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
* * * *		

SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE							
			Lakeside Villag	e NCD			
1	1		Controls				
* * * *							
RESIDENTI	AL STANDA	RDS AND USES					
* * * *							
D L	L		Controls By St	tory			
Residential U	Jses	1st	2nd	3rd+			
* * * *							
Dwelling Unit Density	§§ 102, 207	1. 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.					
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.					
* * * *							

Senior Housing	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
* * * *		

SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

				24th Street - Noe Valley NCD		
Zoning Category § References Controls						
BUILDING STAN	DARDS					
* * * *						
RESIDENTIAL ST	TANDARDS AND	USES				
* * * *						
Decidential Hose		Controls By Story				
Residential Uses	Residential Uses		2nd	3rd+		
* * * *						
Dwelling Units <u>Density</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.				
Group Housing <u>Density</u>	§208	1 bedroom per 210 permitted in the need No density limit by	arest R District, w	•		
* * * *						

Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
* * * *		

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SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

			West Portal Avenue NCD			
Zoning Category	§ References	S	Controls			
* * * *						
RESIDENTIA	AL STANDARD	S AND USES				
* * * *						
Danidantial I	I		Controls By Story			
Residential Uses		1st	3rd+			
* * * *						
Dwelling Units <u>Density</u>	§§ 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.				
Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.				
* * * *						
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units				

			otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.			
* * * *						
* *	* *					
SEC	. 730. l	INNER	SUNSET	ΓNE	IGHBOR	HOOD COMMERCIAL DISTRICT.
* *	* *					
Tal	ble 730	0. INN				RHOOD COMMERCIAL DISTRICT
				I	Inner Sun	set NCD
Zoning Category § Ref		§ Refe	rences	nces Controls		Controls
* * * *						
RESIDEN	TIAL S	TAND	ARDS AN	ND U	ISES	
* * * *						
Residential	Uses	ļ	Controls By Story			
	1		1st	2nd	d	3rd+
* * * *						
Dwelling Unit s <u>Density</u>	§§ 1 207					t lot area, or the density permitted in the neare reater. No density limit by lot area.
Group Housing	§208			•	_	e foot lot area, or the density permitted in the
<u>Density</u>			No density limit by lot area.			
* * * *						
			-			of Dwelling Units otherwise permitted as a
Senior §§ 102 Housing 202.2(f		02, 2(f)	Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements			
<u>Density</u>	207					r § 202.2(f)(1)(D)(iv), related to location. <u>No</u>

density limit by lot area.

* * * *					
* * * *					
SEC. 731. N	ORIEGA STREET NEIGH	IBORHOOD CO	OMMERCIAL	DISTRICT.	
* * * *					
Table 7	31. NORIEGA STREET N ZONING CO	EIGHBORHOO		CIAL DISTRICT	
		١	Noriega Street	NCD	
Zoning Category § Refere	nces		Controls		
* * * *					
RESIDENTIAL STA	ANDARDS AND USES				
* * * *					
Residential Uses		Controls By Story			
reolderilai 0303		1st	2nd	3rd+	
* * * *					
Dwelling Units <u>Density</u>	§§ 102, 207	§§ 102, 207 **S§ 102, 207 **Junit per 800 square foot lot of density permitted in the neares whichever is greater. No density area.**			
Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area density permitted in the nearest R Distribution whichever is greater. No density limit barea.		est R District,	
* * * *					
Senior Housing	§§ 102, 202.2(f), 207	otherwise peri		cipal Use in the quirements of §	
<u>Density</u>		Dwelling Unit Principal Use	is otherwise per in the district a of § 202.2(f)(1),	mitted as a and meeting all	

1		202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
2	* * * *	
3		

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SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

	20111110	CONTROL TAB	<u> </u>		
		Irving Street NCD			
Zoning Category § References		Controls			
* * * *					
RESIDENTI	AL STANDARDS AND USES	S			
* * * *					
Desidential	Llaga		Controls By Stor	у	
Residential Uses		1st	2nd	3rd+	
* * * *					
Dwelling Unit _s <u>Density</u>	§§ 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.			
Group Housing <u>Density</u>	Housing §208 permitted in the nearest		nearest R District,	quare foot lot area, or the density rest R District, whichever is imit by lot area.	
* * * *					
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.			

* * * *					
* *	* *				
SEC	733. TARAVAL STREET N	JEIGHBORHOOD	COMMERCIAL D	ISTRICT	
	* *	ALIGIIBOKIIOOD	COMMERCIAL D	istrict.	
Tabl	e 733. TARAVAL STREET	NEIGHBORHOOD G CONTROL TAB		DISTRICT	
	ZONIN	G CONTROL TAB	Taraval Street NO	CD	
Zoning Category	§ References		Con	trols	
* * * *					
RESIDENT	IAL STANDARDS AND USI	ES		-	
* * * *					
Residential	Uses	Controls By Story			
		1st	2nd	3rd+	
* * * *					
Dwelling Unit _s <u>Density</u>	§§ 102, 207	permitted in the ne	are foot lot area, or earest R District, wh 'y limit by lot area.		
Group Housing <i>Density</i>	§208	permitted in the n	5 square foot lot are earest R District, wh y limit by lot area.		
* * * *					
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	permitted as a Pri all the requirement number of Dwellin Principal Use in the requirements of §	number of Dwelling neipal Use in the di nts of § 202.2(f)(1). (ng Units otherwise p he district and meet 202.2(f)(1), except f related to location.	strict and meet C up to twice th permitted as a ing all for §	
* * * *					

* * * * 1 2 SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT. 3 4 Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT **ZONING CONTROL TABLE** 5 Judah Street NCD 6 Zoning § References Controls 7 Category 8 RESIDENTIAL STANDARDS AND USES 9 10 Controls By Story Residential Uses 11 1st 2nd 3rd+ 12 * * * * **Dwelling** 13 §§ 102, 1 unit per 800 square foot lot area, or the density permitted in the Units 207 nearest R District, whichever is greater. No density limit by lot area. 14 Density Group 15 1 bedroom per 275 square foot lot area, or the density permitted in the Housing §208 nearest R District, whichever is greater. No density limit by lot area. 16 Density 17 P up to twice the number of Dwelling Units otherwise permitted as a 18 Principal Use in the district and meeting all the requirements of § Senior §§ 102, 202.2(f)(1). C up to twice the number of Dwelling Units otherwise 19 202.2(f), Housing permitted as a Principal Use in the district and meeting all requirements 207 Density of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No 20

density limit by lot area.

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SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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2 Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT **ZONING CONTROL TABLE** 3 Inner Balboa Street NCD 4 Zoning Category § References Controls 5 6 RESIDENTIAL STANDARDS AND USES 7 Controls by Story 8 Residential Uses 1st 2nd 3rd+ 9 10 1 unit per 800 square foot lot area, or the density permitted in **Dwelling Unit** §§ 102, 207 the nearest R District, whichever is greater. No density limit Density 11 by lot area. 12 1 bedroom per 275 square foot lot area, or the density Group §208 Housing permitted in the nearest R District, whichever is greater. No 13 Density density limit by lot area. * * * 14 P up to twice the number of Dwelling Units otherwise 15 permitted as a Principal Use in the district and meeting all Senior the requirements of § 202.2(f)(1). C up to twice the number of 16 §§ 102, Housing Dwelling Units otherwise permitted as a Principal Use in the 202.2(f), 207 17 Density district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit 18 by lot area. * * * 19

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SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 73	Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE		
		Outer Balboa Street NCD	

Zoning Category	§ References	Controls			
* * * *					
RESIDEN'	TIAL STANDARDS AND	USES			
* * * *					
Residentia	Lloop		Controls by Story	/	
Residential	Uses	1st	2nd	3rd+	
* * * *					
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.			
Group Housing Density	§208	permitted in the n	I bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.		
* * * *					
			number of Dwelling incipal Use in the d		
Senior	00.400.000.000	•	nts of § 202.2(f)(1). ng Units otherwise	*	
Housing Density	§§ 102, 202.2(f), 207	Principal Use in t	the district and mee	ting all	
			202.2(f)(1), except , related to location		
		sy tot area.			

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SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.

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7	Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE		
		Bayview NCD	
Zoning Catego	§ References	Controls	

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Dwelling Unit Density Signature for the density permitted in the nearest R District, whichever is a No density limit by lot area. I bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is a No density limit by lot area. I bedroom per 210 square foot lot area, or the despermitted in the nearest R District, whichever is a No density limit by lot area. Pup to twice the number of Dwelling Units other permitted as a Principal Use in the district and mall the requirements of § 202.2(f)(1). C up to twice number of Dwelling Units otherwise permitted as Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1), prelated to location. No density	RESIDENT	IAL STANDARDS AND U	JSES		
Residential Uses 1st 2nd 3rd * * * * * Dwelling Unit Density \$\sqrt{9}\$ 102, 207 Bensity \$\frac{1\text{ Unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is \sqrt{8}}{No\text{ density limit by lot area.}}} Group Housing Density \$\sqrt{9}\$ 208 \$\frac{1\text{ bedroom per 210 square foot lot area, or the depermitted in the nearest R District, whichever is \sqrt{8}}{No\text{ density limit by lot area.}}} \$\frac{Pup to twice the number of Dwelling Units other permitted as a Principal Use in the district and meall the requirements of \sqrt{9}\text{ 202.2(f)(1). C up to twice number of Dwelling Units otherwise permitted as Principal Use in the district and meeting all requirements of \sqrt{9}\text{ 202.2(f)(1), except for \sqrt{9}\text{ 202.2(f)(1)(D)(iv), related to location. No density}}	* * * *				
The standard process of the st	Pasidontial Lleas			Controls by Story	/
Dwelling Unit Density S§ 102, 207 Density I unit per 600 square foot lot area, or the density Permitted in the nearest R District, whichever is government to the number of Dwelling Units other permitted as a Principal Use in the district and mall the requirements of § 202.2(f)(1). C up to twice number of Dwelling Units otherwise permitted as a Principal Use in the district and measurements of \$ 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density	Residentiai	Uses	1st	2nd	3rd
Unit Density Signature Si	* * * *				
Housing Density * * * * * Senior Housing Density \$\sellant \text{ 102, 202.2(f), 207} \text{ 207} \text{ Pup to twice the number of Dwelling Units other number of Powelling Units other number of Powelling Units other number of \$\sellant \text{ 202.2(f)(1). C up to twice the number of Powelling Units other number of Powelling Units otherwise permitted as Principal Use in the district and meeting all requirements of \$\frac{1}{202.2(f)(1)} \text{ 202.2(f)(1), except for \$\frac{1}{202.2(f)(1)(D)(iv), related to location. No density}} \text{ 202.2(f)(1)(D)(iv), related to location. No density}}	Unit	§§ 102, 207	permitted in the ne	earest R District, wi	•
Senior Housing Density Pup to twice the number of Dwelling Units other permitted as a Principal Use in the district and mall the requirements of § 202.2(f)(1). Cup to twice number of Dwelling Units otherwise permitted as Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density	Housing	§208	permitted in the ne	earest R District, wi	
Senior Housing Density S§§ 102, 202.2(f), 207 S§§ 102, 202.2(f), 207 S§§ 102, 202.2(f), 207 S§§ 102, 202.2(f), 207 Density Permitted as a Principal Use in the district and mall the requirements of § 202.2(f)(1). C up to twice number of Dwelling Units otherwise permitted as Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density	* * * *				
	Housing	§§ 102, 202.2(f), 207	permitted as a Pri all the requiremen number of Dwellir Principal Use in the requirements of §	ncipal Use in the di hts of § 202.2(f)(1). hg Units otherwise p he district and meet 202.2(f)(1), except	strict and m C up to twice permitted as ing all for §

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SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

21 Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING
CONTROL TABLE

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	CONTROL TABLE				
		Cortland Avenue NCD			
Zoning Category	§ References	Controls			
* * * *					
RESIDENTIAL STANDAL	RESIDENTIAL STANDARDS AND LISES				

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Residential Uses		Controls by Story		
Residential Oses		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	1 unit per 800 s density permitte whichever is gre area.	ed in the neares	st R District,
Group Housing Density	§208	1 bedroom per 2 the density pern District, whiche limit by lot area	nitted in the newer is greater.	arest R
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the otherwise perment the district and of § 202.2(f)(1). Dwelling Units Principal Use in requirements of 202.2(f)(1)(D)(in density limit by	itted as a Prine meeting all the C up to twice otherwise perion the district and S 202.2(f)(1), who is a least to least	cipal Use in crequirements the number of nitted as a nd meeting all except for §
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SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONIN CONTROL TABLE				
		Geary Boulevard NCD		
Zoning Category	§ References	Controls		
* * * *				

* * * *				
Decidential I	11	Co	ontrols by Story	
Residential I	Uses	1st	2nd	3rd
* * * *				
Dwelling Unit	§§ 102, 207	1 unit per 600 square foot in nearest R District, whichev		
Density		<u>area.</u>		
Group	2000	1 bedroom per 210 square		
Housing Density	§208	the nearest R District, which area.	:never is greater. <u>No</u>	o aensiiy iimii
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of a Principal Use in the distress 202.2(f)(1). C up to twice otherwise permitted as a Pall requirements of § 202.2 related to location. No den	rict and meeting all the number of Dwe rincipal Use in the o (f)(1), except for § 2	the requirement thing Units district and me 202.2(f)(1)(D)

SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 7		EIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE
		Mission Bernal NCD
Zoning Category	§ References	Controls
* * * *		
RESIDEN	ITIAL STANDARDS AND U	JSES
* * * *		
Residentia	Uses	Controls by Story

1			1st	2nd	3rd+	
	* * * *					
3	Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater No density limit by lot area.			
5	Group Housing Density	§208		square foot lot area, arest R District, whic lot area.	•	
6	* * * *					
7				ımber of Dwelling U		
8	Senior	enior	_	cipal Use in the distr S \$ 202.2(f)(1). C up t	_	
9	Housing Density	§§ 102, 202.2(f), 207	v	g Units otherwise per e district and meetin		
10			_	cept for § 202.2(f)(1)		
11	* * * *					

SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS.

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Table 742. C0	DLE VALLEY NEIGHBOI CONTI	RHOOD COMMERO	CIAL DISTRICT	ZONING	
			Cole Valle	ey NCD	
Zoning Category	§ References		Controls		
* * * *			-		
RESIDENTIAL S	TANDARDS AND USES				
* * * *					
Desidential Head		C	Controls by Story		
Residential Uses	Residential Uses		2nd	3rd+	
* * * *					
Dwelling Unit Density	§§ 102, 207	1 unit per 800 : density permitt	1 unit per 800 square foot lot area, or the density permitted in the nearest R District,		

1			whichever is greater. No density limit by lot area.
3	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.
4 5	* * * *		<u> </u>
6			P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the
7	Senior Housing Density	§§ 102, 202.2(f), 207	district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of
8			Dwelling Units otherwise permitted as a Principal Use in the district and meeting all
9			requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No
10			density limit by lot area.
11			

SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE				
		Lower Haight Street NCD		
Zoning Category	§ References		Controls	
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+

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* * * *			
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.	
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.	
* * * *			
	§§ 102, 202.2(f), 207 and meeting all the requirements of § 202.2(f)(1) up to twice the number of Dwelling Units other permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), excep		
Senior Housing Density	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density	

SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE				
		Inner Taraval Street NCD		
Zoning Category	§ References		Controls	
* * * *				
RESIDEN	RESIDENTIAL STANDARDS AND USES			
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
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.		

1 2	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.
3	* * * *		
4 5 6 7	Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.
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Section 5. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheets SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, SU13 of the Zoning Map of the City and County of San Francisco are hereby amended, as follows:

Description of Property Special Use District Hereby Approved 16 Starting at the southwestern corner of the Priority Equity Geographies Special Use 17 District City and County of San Francisco heading 18 north along the Pacific Ocean to Sloat Blvd.; 19 Sloat Blvd. to Skyline Blvd.; Skyline Blvd. to 20 Lake Merced Blvd.; Lake Merced Blvd. to 21 Middlefield Rd.; Middlefield Rd. to 22 Eucalyptus Dr.; Eucalyptus Dr. to 19th Ave.; 23 19th Ave. south until the intersection of 24

Cardenas Ave. and Cambon Dr. then

i		
1	following Cambon Dr. south to Felix Ave.;	
2	following a straight line from Felix Ave. to	
3	19th Ave. and then following a line north to	
4	Junipero Serra Blvd.; Junipero Serra Blvd to	
5	Holloway Ave.; Holloway Ave. to Ashton	
6	Ave.; Ashton Ave. to Lake View Ave.; Lake	
7	View Ave. to Capitola Ave.; Capitola Ave. to	
8	Grafton Ave.; Grafton Ave. to Mt. Vernon	
9	Ave.; Mt. Vernon Ave. to Howth St.; Howth	
10	St. to Ocean Ave.; Ocean Ave. to Alemany	
11	Blvd.; the northern most portion of Alemany	
12	Blvd until Industrial St.; Industrial St. to	
13	Oakdale Ave.; Oakdale Ave. to Phelps St.;	
14	Phelps St. to Jerrold Ave.; Jerrold Ave to 3rd	
15	St.; 3rd St. to Evans Ave.; Evans Ave. to	
16	Newhall St.; Newhall St. to Fairfax Ave.;	
17	Fairfax Ave. to Keith St.; Keith St. to Evans	
18	Ave.; Evan Ave. to Jennings St.; following	
19	Jennings St. in a north easterly direction to	
20	its and then a straight line to the shoreline;	
21	following the shoreline south until Arelious	
22	Walker Dr.; Arelious Walker Dr. to Gilman	
23	Ave.; Gilman Ave. to Bill Walsh Way; Bill	
24	Walsh Way to Ingerson Ave.; Ingerson Ave.	
25	to Hawes St.; Hawes St. to Jamestown Ave.;	

1	Jamestown Ave. to 3rd. St.; 3rd St. to	
2	Bayshore Blvd.; Bayshore Blvd. to	
3	southernmost boundary of the City and	
4	County of San Francisco. The above area	
5	shall exclude the following area: Starting at	
6	the intersection of Harvard St. and Burrow	
7	St. heading east to Cambridge St.;	
8	Cambridge St. to Felton St.; Felton St. to	
9	Hamilton St.; Hamilton St. to Woolsey St.;	
10	Woolsey St. to Goettingen St.; Goettingen	
11	St. to Mansell St.; Mansell St. to Brussels	
12	St.; Brussels St. to Ward St.; Ward St. to	
13	Ankeny St.; Ankeny St. to Hamilton St.;	
14	Hamilton St. to Mansell St.; Mansell St. to	
15	University St.; University St. to Wayland St.;	
16	Wayland St. to Yale St.; Yale St. to McLaren	
17	Park; a straight line from Yale St. to	
18	Cambridge St.; Cambridge St. to Wayland	
19	St.; Wayland St. to Oxford St.; Oxford St. to	
20	Bacon St.; Bacon St. to Harvard St.; Harvard	
21	St. to Burrows St.	
22		
23	Starting on Cesar Chavez St. at the	
24	intersection of Valencia Street, heading	
25	eastward to Harrison St.; Harrison St. to	

1	23rd St.; 23rd St. to Highway 101; following	
2	Highway 101 south to Cesar Chaves St.;	
3	Cesar Chavez St. to Vermont St.; Vermont	
4	St. to 26th St.; 26th St. to Connecticut St.;	
5	Connecticut St. to 25th St.; 25th St. to	
6	Highway 280; following Highway 280 north	
7	to 20th St.; 20th St. to Arkansas St.;	
8	Arkansas St. to 22nd St.; 22nd St to the	
9	western side of Highway 101; following the	
10	western side of Highway 101 north to 17th	
11	St.; 17th St. to Vermont St.; Vermont St. to	
12	Division St.; Division St. to Townsend St.;	
13	Townsend St. to 6th St.; 6th St. to Brannan	
14	St.; Brannan St. to 5th St.; 5th St. to	
15	Townsend St.; Townsend St. to 3rd St.; 3rd	
16	St. to Howard St.; Howard St. to 4th St.; 4th	
17	St. to Market St.; Market St. to Drum St.;	
18	Drum St. to Sacramento St.; Sacramento St.	
19	to Battery St.; Battery St. to Pacific St.;	
20	Pacific St. to Sansome St.; Sansome St. to	
21	Vallejo St.; Vallejo St. to Kearny St.; Kearny	
22	St. to Filbert St.; Filbert St. to Columbus	
23	Ave.; Columbus Ave. to Mason St.; Mason	
24	St. to Washington St.; Washington St. to	
25	Powell St.; Powell St. to California St.;	

1	California St. to Stockton St.; Stockton St. to
2	Bush St.; Bush St. to Van Ness Ave.; Van
3	Ness Ave. to O'Farrell St./Starr King Way;
4	Starr King Way to Geary Blvd.; Geary Blvd.
5	to Laguna St.; Laguna St. to Bush St.; Bush
6	St. to Webster St.; Webster St. to Post St.;
7	Post St. Filmore St.; Filmore St. to Geary
8	Blvd.; Geary Blvd. to St Joseph's Ave.; St.
9	Joseph's Ave. to Turk Blvd.; Turk Blvd. to
10	Scott St.; Scott St. to McAllister St.;
11	McAllister St. to Steiner St.; Steiner St. to
12	Fulton St.; Fulton St. to Gough St.; Gough
13	St. to McAllister St.; Mc Allister St. to Van
14	Ness Ave.; Van Ness Ave. to Market St.;
15	Market St. to Dolores St.; Dolores St. to 17th
16	St.; 17th St. to Valencia St.; Valencia St. to
17	Cesar Chavez St.
18	
19	Starting on Chestnut St. at the intersection
20	of Columbus, heading eastward to the
21	Embarcadero; The Embarcadero to Taylor
22	St.; Taylor St. to Jefferson St.; Jefferson St.
23	to Leavenworth St.; Leavenworth St. to
24	North Point St.; North Point St. to Columbus
25	St.; Columbus St. to Chestnut St.

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

1					
2	Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors				
3	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,				
4	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal				
5	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment				
6	additions, and Board amendment deletions in accordance with the "Note" that appears under				
7	the official title of the ordinance.				
8					
9	APPROVED AS TO FORM:				
10	DAVID CHIU, City Attorney				
11	By: <u>/s/ Audrey Pearson</u> AUDREY PEARSON				
12	Deputy City Attorney				
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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Density Calculation in RC, RTO, NC, and Certain Named NCDs]

Ordinance amending the Planning Code to replace numerical density limits in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC) and certain Neighborhood Commercial Districts (NCD), except for parcels located in the Priority Equity Geographies Special Use District, with already-existing regulations on the built envelope of buildings, such as height, bulk and setbacks; creating the Priority Equity Geographies Special Use District; amending the Zoning Map to add the Priority Equity Geographies Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings 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

The Planning Code regulates the density of dwelling units either by (1) limiting the number of units per lot or per square foot of lot area – known as numerical density limits; or (2) by allowing as many units as may be constructed while complying with applicable requirements and limitations set forth elsewhere in the Code, such as height, bulk, setbacks, open space, exposure and unit mix – known as form-based density.

Most Residential-Commercial (RC), Residential Transit Oriented (RTO), and Neighborhood Commercial (NC) Districts, and certain Named Neighborhood Commercial Districts have numerical density limits.

The 2022 Housing Element, adopted in January 2023, identifies several neighborhoods in the City that have been designated as Priority Equity Geographies, based on data from the Department of Public Health. Priority Equity Geographies are areas of the city that have a significant concentration of underserved populations, such as households with low incomes and communities of color.

Amendments to Current Law

This ordinance would change the density requirements in RC, RTO, NC and certain Named NC District's to form-based density, and would create the Priority Equity Geographies Special Use District. If a parcel in an RC, RTO, NC or Named NC District is within the newly created Priority Equity Geographies Special Use District, existing numerical density limits would continue to apply.

BOARD OF SUPERVISORS Page 1

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BOARD OF SUPERVISORS Page 2