FILE NO. 230734

1	[Planning Code - Density Calculation in RC, RTO, NC, and Certain Named NCDs]
2	
3	Ordinance amending the Planning Code to allow form-based density in Residential-
4	Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC),
5	and certain Named Neighborhood Commercial Districts (NCD), except for specified lots
6	located in the Priority Equity Geographies Special Use District; amending the Priority
7	Equity Geographies Special Use District; affirming the Planning Department's
8	determination under the California Environmental Quality Act; and making public
9	necessity, convenience, and welfare findings under Planning Code, Section 302, and
10	findings of consistency with the General Plan, and the eight priority policies of
11	Planning Code, Section 101.1.
12	NOTE: Unchanged Code text and uncodified text are in plain Arial font.
13	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> .
14	Board amendment additions are in <u>double-underlined Arial font</u> . Board amendment deletions are in strikethrough Arial font.
15	Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.
16	
17	Be it ordained by the People of the City and County of San Francisco:
18	
19	Section 1. Environmental and Planning Code Findings
20	(a) The Planning Department has determined that the actions contemplated in this
21	ordinance comply with the California Environmental Quality Act (California Public Resources
22	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
23	Supervisors in File No. 230734 and is incorporated herein by reference. The Board affirms
24	this determination.
25	

(b) On October 26, 2023, the Planning Commission, in Resolution No. 21416, adopted
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. 230734, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors find that this
ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
Planning Commission Resolution No. 21416, and incorporates such reasons by this reference
thereto. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File
No. 230734.

11

Section 2. Article 2 of the Planning Code is hereby amended by revising Sections 207,
208, 209.3, and 209.4 to read as follows:

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SEC. 207. DWELLING UNIT DENSITY LIMITS.

(a) Applicability. The density of Dwelling Units permitted in the various Districts shall
be as set forth in the Zoning Control Table for the district in which the lot is located. The term
"Dwelling Unit" is defined in Section 102 of this Code. *There are two types of density districts:*

19 (1) Form-Based Density District: Form-based density districts are In districts where
 20 no density limit is specified, and where density shall is not belimited by lot area but rather by the
 21 applicable requirements and limitations set forth elsewhere in this Code. Such requirements
 22 and limitations include, but are not limited to, height, bulk, setbacks, open space, exposure
 23 and unit mix as well as applicable design guidelines, elements and area plans of the General
 24 Plan and design review by the Planning Department.

25

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. In Numerical Density Limit Districts districts that establish a maximum dwelling unit density, the 4 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 separate structures, provided that the specified density limits are not exceeded by the total of 10 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 of the Dwelling Units attributable to the district permitting the greater density shall be located 22 23 in the district permitting the lesser density. (6) On lots in In Neighborhood Commercial Districts and Named Neighborhood 24 Commercial Districts controlled by numerical density limits, the dwelling unit density shall be at a 25

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

9 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: specified in the Zoning Control Table for the District in which the Lot is located.*

13 (a) For Group Housing on lots in districts where group housing is governed by numerical density limits, the maximum number of Bedrooms on each Lot shall be as specified in the Zoning 14 15 Control Table for the District in which the Lot is located, except that in RTO, RTO-M, RCD, UMU, 16 MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD, DTR, and all NCT Districts the 17 density of Group Housing shall not be limited by lot area, and except that for Lots in NC Districts, the 18 group housing density shall not exceed the number of Bedrooms permitted in the nearest R 19 District provided that the maximum density not be less than the amount permitted by the ratio 20 specified for the NC District in which the lot is located. For Homeless Shelters *in such districts*, 21 the maximum number of beds on each lot shall be regulated pursuant to the requirements of 22 the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, Article 23 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 24

this Section 208, the number of Bedrooms on a lot shall in no case be considered to be less

1 than one Bedroom for each two beds. Where the actual number of beds exceeds an average

- 2 of two beds for each Bedroom, each two beds shall be considered equivalent to one
- 3 Bedroom.
- 4 (c) The rules for calculating dwelling unit density set forth in Section 207 shall also
 5 apply in calculating the density limits for Group Housing.
- 6 (d) The group housing Group Housing on lots in districts with form-based density in all RTO 7 *Districts and all NCT Districts, as listed in Section 702.1(b)*, shall not be limited by lot area, but by 8 the applicable requirements and limitations elsewhere in this Code, including but not limited to 9 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 10 11 plans of the General Plan, and design review by the Planning Department. For Homeless 12 Shelters in such districts, the maximum number of beds on each lot shall be regulated pursuant to the 13 requirements of the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, 14 Article XIII, in addition to the applicable requirements of the Building Code and Fire Code.
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SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.

17 These Districts are intended to recognize, protect, conserve, and enhance areas 18 characterized by structures combining Residential uses with neighborhood-serving 19 Commercial uses. The predominant Residential uses are preserved, while provision is made 20 for supporting Commercial uses, usually in or below the ground story, that meet the frequent 21 needs of nearby residents without generating excessive vehicular traffic. The compact, 22 walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-23 street parking requirements. The RC Districts are composed of two separate districts, as 24 follows:

25

1	RC-3 Districts: <i>Medium Density</i> . These Districts provide for <u>Residential usesa mixture of</u>				
2	medium-density Dwellings similar to those in RM-3 Districts, with supporting Commercial uses.				
3	Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that				
4	rear yards need not	be at ground lev	el and front setback are	as are not required.	
5	RC-4 Districts	s: <i>High Density</i> .Tl	nese Districts provide fo	r <u>Residential usesa mixture of high-</u>	
6	density Dwellings sim	ilar to those in RM	4-4 Districts with support	ing Commercial uses. Open	
7	spaces are required	for Dwellings in	the same manner as in	RM-4 Districts, except that rear	
8	yards need not be a	t ground level an	nd front setback areas a	re not required.	
9					
10	ZONING CO	NTROL TABLE	Table 209.3 FOR RESIDENTIAL-C	OMMERCIAL DISTRICTS	
11					
12	Zoning Category	§ References	RC-3	RC-4	
13	* * * *				
14	RESIDENTIAL STA	NDARDS AND	USES		
15	* * * *				
16					
17	Residential Uses				
18					
19	Residential Density, Dwelling Units (7)	§ 207	3 units per lot or up to one unit per 400 square	3 units per lot or up to one unit per 200 square feet of lot area. No density limits in the Van Ness SUD	
	Residential Density, Dwelling Units (7)	§ 207	· ·		
19	<i>, ,</i>	§ 207 <u>§ 207</u>	one unit per 400 square feet of lot area. No density limit by lot are envelope controls of heig exposure and other appli Codes, as well as by appl	200 square feet of lot area. No density limits in the Van Ness SUD (§ 243). (8) ea. Density restricted by physical ht, bulk, setbacks, open space, cable controls of this and other icable design guidelines, applicable of the General Plan, and design	

1 2			permitted as a principal i requirements of § 202.2(f	number of dwelling units otherwise use in the district and meeting all the ()(1). of dwelling units otherwise		
3			permitted as a principal ı	use in the district and meeting all		
4	Senior Housing	§§ 102,	requirements of Section § 202.2(f)(1)(D)(iv), related	d to location.		
	<u>Density</u>	202.2(f)		ea. Density restricted by physical ht, bulk, setbacks, open space,		
5			exposure and other applie	cable controls of this and other		
6			• • •	<i>icable design guidelines, applicable</i> of the General Plan, and design		
7			review by the Planning D	epartment.		
8	Residential Density, Group Housing	§ 208	÷ •	P up to one bedroom for every 70 square feet of lot area (9).		
9	Group Housing		lot area. (9)	square jeer of tot area (>).		
10	<u>Residential Density,</u>	<u>§ 208</u>	• •	ea. Density restricted by physical		
11	<u>Group Housing</u>			ht, bulk, setbacks, open space, cable controls of this and other		
12				<i>icable design guidelines, applicable</i> of the General Plan, and design		
13			review by the Planning D			
-	* * * *					
14 15						
16	* * * *					
17						
18	(8) <u>Except for</u>	lots also within the	he Van Ness Special Use L	District, in the Priority Equity		
19	Geography Special US	se District establis	shed by Planning Code Sec	ction 249.97, P up to three units per		
20	lot or up to one unit p	er 400 square feet	of lot area, whichever is h	higher, in RC-3 Districts; P up to		
21	three units per lot or u	<u>ip to one unit per .</u>	200 square feet of lot area	, whichever is higher, in RC-4		
	Districts. For purpose	s of this calculations are also as a second s	on, a Dwelling Unit in this	district containing no more than 500		
22	square feet of net floor	r area and consist	ting of not more than one h	nabitable room in addition to a		
23	kitchen and a bathroo	m may be counted	l as equal to three quarter.	s of a Dwelling Unit.		
24		·		· · ·		
25						

1	

(9) Except for lots also within the Van Ness Special Use District, in the Priority E	nuitv

2 Geography Special Use District established by Planning Code Section 249.97, P up to one bedroom for 3 every 140 square feet of lot area in RC-3 Districts; P up to one bedroom for every 70 square feet of lot area in RC-4 Districts; and C required if the Group Housing is affiliated with and operated by a 4 5 Hospital or an Institutional Educational Use as defined in Section 102.

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- 7 8

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

9 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 10 and building forms. RTO and RTO-M Districts are composed of multi-family moderate-density 11 12 areas, primarily areas formerly designated RM and RH-3, and are well served within short 13 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 14 15 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 16 17 only to provide goods and services to residents within walking distance, but the districts are 18 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 19 20 restricted and off-street parking is not permitted for these very locally-oriented uses.

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

RTO

- 21
- 22
- 23
- 24



25

§ References

*

Zoning Category

RTO-M

1	RESIDENTIAL STA	NDARDS AND	USES		
2					
3	Residential Uses		1		
4			P up to one unit per 600		
5			square feet of lot area		
6			(8). C above, per criteria of § 207(a).		
7			<u>No density limit by lot</u> area. Density restricted		
8			by physical envelope		
9			<u>controls of height, bulk,</u> <u>setbacks, open space,</u>	No density limit <u>by lot area</u> .	
10	Residential Density, Dwelling	§ 207	exposure and other applicable controls of	Density is regulated by the permitted height and bulk, and required setbacks, exposure,	
11	Units (7)	3 -01	this and other Codes, as well as by applicable	and open space of each <u>lot</u>	
12		<u>design guidelines,</u> applicable elements and area plans of the	<i>parcel</i> , along with Residential Design Guidelines.		
13					
14			<u>General Plan, and</u> design review by the		
15			Planning Department.		
16			<u>(8)</u>		
17			P up to twice the		
18			number of dwelling number of dwelling units otherwise		
19			permitted as a principal	No donaitu limit I. I.	
20			C density not limited by lot area, but by the applicable requirements	No density limit <u>by lot area</u> . Density is regulated by the	
21	Senior Housing	§§ 102,		permitted height and bulk, and required setbacks, exposure, and	
22	<u>Density</u>	202.2(f)	and limitations elsewhere in this Code,	open space of each <u><i>lot parcel,</i></u> along with Residential Design	
23			including but not limited to height, bulk, setbacks,	Guidelines.	
24			open space, exposure,		
25			unit mix and relevant design guidelines. <u>No</u>		

		<u>density limit by lot area.</u>			
		<u>Density restricted by</u> physical envelope			
		controls of height, bulk,			
		<u>setbacks, open space,</u> exposure and other			
		applicable controls of			
		this and other Codes, as			
		<u>well as by applicable</u> design guidelines <u>,</u>			
		applicable elements and			
		<u>area plans of the</u> General Plan, and			
		design review by the			
		<u>Planning Department.</u>			
Residential Density, Group Housing	§ 208	permitted height and bu	<u>rea</u> . Density is regulated by the ulk, and required setbacks, ace of each <u>lot</u> parcel , along with delines.		
* * * *					
 <u>* * * *</u> (8) <u>In the Priority Equity Geography Special Use District established by Planning Code</u> <u>Section 249.97, P up to one unit per 600 square feet of lot area. C above per criteria of Section 207(a).</u> 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	han one habitable room in addition to a kitchen and a bathroom may be counted as equal to				
hree-quarters of a Dwelling Unit.					
three-quarters of a	Dwelling Unit.				
three-quarters of a <u>* * * *</u>	Dwelling Unit.				
<u>* * * *</u>		anning Code is boroby a	mondod by rovising Soction		
* * * * Section 3. A	Article 2 of the Pla	anning Code is hereby a	mended by revising Section		
<u>* * * *</u>	Article 2 of the Pla	anning Code is hereby a	mended by revising Section		

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, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of
the City and County of San Francisco.

(b) **Purpose**. The Priority Equity Geographies SUD is comprised of areas or 6 7 neighborhoods with a higher density of vulnerable populations. The 2022 Update of the 8 Housing Element of the General Plan (2022 Housing Element) identifies several 9 neighborhoods in the City that qualify as Priority Equity Geographies, based on the 10 Department of Public Health's Community Health Needs Assessment. The 2022 Housing Element encourages targeted direct investment in these areas and identifies them as 11 12 requiring improved access to well-paid jobs and business ownership; where the City needs to 13 expand permanently affordable housing investment; where zoning changes must be tailored to serve the specific needs of the communities that live there; and where programs that 14 15 stabilize communities and meet community needs need to be prioritized. The purpose of the 16 Priority Equity Geographies SUD is to help implement the goals and policies outlined in the 17 2022 Housing Element.

18 (c) **Controls.** *Except as provided in this Section 249.97, and as set forth in Sections 311 and* 317, In addition to all other applicable provisions of the Planning Code shall apply, the specific 19 20 *controls applicable* in the Priority Equity Geographies <u>SUD. are set forth in Sections 311 and 317</u>. 21 (d) **Density.** Within the Priority Equity Geographies SUD, maximum residential densities on 22 lots in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial 23 (NC), and Named Neighborhood Commercial Districts are governed by a maximum Dwelling Unit per lot or lot area, as set forth in the control tables for those districts. This subsection (d) shall not apply to 24 25 *Residential Transit Oriented-Mixed (RTO-M) districts and the following districts:*

1	(1) The Excelsior Outer Mission Neighborhood Commercial District (Planning Code Section
2	<u>720);</u>
3	(2) the Polk Street Neighborhood Commercial District (Planning Code Section 723); or
4	(3) the Van Ness Special Use District (Planning Code Section 243).
5	
6	Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702,
7	710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 723, 724, 725, 726, 727, 728, 729, 730,
8	731, 732, 733, 734, 735, 736, 738, 739, 740, 742, 743, and 745 to read as follows:
9	
10	SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.
11	The following classes of districts are established for Neighborhood Commercial
12	Districts.
13	(a) Neighborhood Commercial and Neighborhood Commercial Transit Districts.
14	The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in
15	Section 201 of this Code, are established for the purpose of implementing the Commerce and
16	Industry element and other elements of the General Plan, according to the objective and
17	policies stated therein. Description and Purpose Statements outline the main functions of
18	each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning
19	Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of
20	this Code.
21	The description and purpose statements and land use controls applicable to each of
22	the general and individual area districts are set forth in this Code for each district class. The
23	boundaries of the various Neighborhood Commercial and Neighborhood Commercial Transit
24	Districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code,
25	subject to the provisions of that Section.

1 (1) Neighborhood Commercial Districts. Neighborhood Commercial Districts 2 are low to high density mixed-use neighborhoods of varying scale established around 3 historical neighborhood commercial centers. The Neighborhood Commercial Districts are 4 intended to support neighborhood-serving uses on the lower floors and housing above. These 5 Districts tend to be linear commercial corridors, but may also include small clusters of 6 commercial activity in Residential Districts. Individually named Neighborhood Commercial 7 Districts are intended to provide for more targeted residential and commercial controls to fit 8 the needs of their respective neighborhoods.

9 (2) Neighborhood Commercial Transit Districts. Neighborhood Commercial 10 Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The Neighborhood Commercial Transit 11 12 Districts are mixed use districts that support neighborhood-serving commercial uses on lower 13 floors and housing above. These districts are well-served by public transit and aim to 14 maximize residential and commercial opportunities on or near major transit services. The 15 district's form can be either linear along transit-priority corridors, concentric around transit 16 stations, or broader areas where transit services criss-cross the neighborhood. Housing 17 density is limited not by lot area, but by the regulations on the built envelope of buildings, 18 including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, 19 including open space and exposure, and urban design guidelines. Residential parking is not 20 required and generally limited. Commercial establishments are discouraged or prohibited from 21 building accessory off-street parking in order to preserve the pedestrian-oriented character of 22 the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, 23 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. 24

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

3 4 * * * *

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

5				N	C-1
6	Zoning Category		§ References	Controls	
7	* * * *				
8	RESIDENTIAL STAI	NDARDS AND USE	S		
	* * * *				
9	Residential Uses			Controls by Story	
10		1	1st	2nd	3rd+
11	* * * *				
12	Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning (207(c)(6).	Code Sections 20	7(c)(4) and
13 14 15	Dwelling Unit Density	§§ 102, 207		quare foot lot area nearest R District	
16 17	Group Housing Density	§208		75 square foot lo d in the nearest R ater. <u>(4)</u>	
18	* * * *				
19 20 21 22 23	Senior Housing Density	§§102, 202.2(f), 207	otherwise permit district and meet 202.2(f)(1). C up units otherwise p the district and n	e number of dwelli tted as a Principa ting all the require to twice the num permitted as a Pri neeting all require pt for § 202.2(f)(1	I Use in the ements of § ber of dwelling ncipal Use in ements of §
24 25			<u></u>		

1 * * * *

(4) Outside of the Priority Equity Geography Special Use District established by Planning Co				
Section 249.97, no density limit by lot area. Density restricted by physical envelope controls of heig				
bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as we				
by applicable design guidelines, applicable elements and area plans of the General Plan, and desi				
eview by the Plan	ning Department.			
* * * *				
SEC. 711	. NC-2 – SMALL	-SCALE NEIGHBOF		RCIAL DISTI
* * * *				
Table		CALE NEIGHBORHO ZONING CONTROL		AL DISTRIC
			N	C-2
Zoning Category	y	§ References		C-2 ntrols
Zoning Category	y	§ References		-
* * * *	Y STANDARDS AN			-
* * * *				-
RESIDENTIAL S	STANDARDS AN	ND USES	Con Controls by Story	ntrols
* * * * RESIDENTIAL S * * * * Residential Uses	STANDARDS AN		Co	ntrols
* * * * RESIDENTIAL S * * * * Residential Uses * * * *	STANDARDS AN s	ND USES	Con Controls by Story	ntrols
* * * * RESIDENTIAL S * * * * Residential Uses	STANDARDS AN	ND USES	Controls by Story 2nd	ntrols / 3rd+

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. (3)			
Ζ	* * * *					
3			P up to twice the number of dwelling units otherwise			
4			permitted as a Principal Use in the district and meeting			
5	Senior	§§ 102,	all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a			
6	Housing Density	202.2(f), 207	Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §			
7	Donony		202.2(f)(1)(D)(iv), related to location. (3)			
8						
9	* * * *					
10						
11	(3) [Note de	eleted.] Outside of	f the Priority Equity Geography Special Use District established			
12	by Planning Code S	Section 249.97, no	density limit by lot area. Density restricted by physical envelope			
13	controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other					
14	Codes, as well as b	y applicable desig	n guidelines, applicable elements and area plans of the General			
15	Plan, and design re	view by the Plann	ing Department.			
16	* * * *	·				
16	^ ^ ^ ^					
17	SEC.	SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL				
18			DISTRICT.			
19	* * * *					
20	Table 712	. MODERATE-S	SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3			
21		Z				
22			NC-3			
23	Zoning Category § Re	eferences	Controls			
24	* * * *					
25	RESIDENTIAL STANDARDS AND USES					

Residential Lises		Controls by Story			
Residential Uses		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). 1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (10) 1 bedroom per 210 square foot lot area, or the density permitt in the nearest R, whichever is greater. (10)			
Dwelling Unit Density	§§ 102, 207				
Group Housing Density	§ 208				
* * * *					
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the num as a Principal Use in t requirements of § 202 dwelling units otherwis district and meeting al § 202.2(f)(1)(D)(iv), re	he district and meetin .2(f)(1). C up to twice se permitted as a Pri I requirements of § 2	ng all the e the number of ncipal Use in the 02.2(f)(1), except fo	
* * * *					

controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other

23 *Codes, as well as by applicable design guidelines, applicable elements and area plans of the General*

Plan, and design review by the Planning Department.

25

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* *

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

1

DISTRICT.

- * * * *
- 4 5

3

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

6			NC-S				
7	Zoning Category	§ References	Controls				
8	* * * *						
9	RESIDENTI	AL STANDAF	RDS AND USES				
10	* * * *						
11	Residential			Controls by Story			
12	Residential	0565	1st	2nd	3rd+		
13	* * * *						
14 15	Dwelling Unit Density	§§ 102, 207	1 unit per 800 square feet lot area, or the density permitted in the nearest R District, whichever is greater.(1)(2)(4)				
16 17 18	Group Housing Density	§ 208		quare foot lot area, or est R District, whichev			
	* * * *						
19 20 21 22 23	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. (2)				
24	* *	* *					

(2) {	Note delete	d.] <u>O</u>utsia	le of the Priority Equit	<u>y Geograph</u>	<u>y Special</u>	Use District established
by Planning Code Section 249.97, no density limit by lot area. Density restricted by physical envelope						
controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other						
Codes, as w	ell as by ap	plicable a	lesign guidelines, appli	icable eleme	ents and a	rea plans of the General
Plan, and de	esign review	y by the P	lanning Department.			
* *	* *					
* *	* *		TREET NEIGHBORH STREET NEIGHBOR ZONING CONTRO	RHOOD CC		
					Ca	stro Street NCD
Zoning Ca	tegory §	Referer	nces			Controls
* * * *						
RESIDEN ⁻	FIAL STAN	IDARDS	AND USES			
				Controls	By Story	,
Residentia	I Uses		1st	2no		3rd+
* * * *						
Dwelling Unit Density	§§ 102,	207	1 unit per 600 square foot lot area, or the density per the nearest R District, whichever is greater. No dens lot area. Density restricted by physical envelope con height, bulk, setbacks, open space, exposure and othe controls of this and other Codes, as well as by applic guidelines, applicable elements and area plans of the Plan, and design review by the Planning Department			r. <u>No density limit by</u> velope controls of re and other applicable s by applicable design plans of the General
Group Housing Density	g § 208 Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No</u> density limit by lot area. Density restricted by physical envelope					

				other applicable on	trals of this and	lothan Codag	a wall as by	
1				other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans				
2				of the General Plan,	and design revi	iew by the Plan	ning	
3	* * * *			<u>Department.</u>				
4				P up to twice the nu	mbar of dwalling	a units athorwis	a parmittad as	
	Senior			a Principal Use in th	he district and m	weeting all the r o	equirements	
5	Housing			of § 202.2(f)(1). C u otherwise permitted				
6	Density	22	102	meeting all requiren	1			
7			102, 2.2(f), 207	202.2(f)(1)(D)(iv), r				
8				<u>area. Density restric</u> <u>bulk, setbacks, open</u>				
9				<u>controls of this and</u>			•	
10				guidelines, applicab Plan, and design rev		• •		
11	* * * *							
14 15	Table	716	. INNER CLE	EMENT STREET NE ZONING CON	EIGHBORHOO NTROL TABLE		CIAL DISTRICT	
16					Inne	er Clement Str	reet	
17	Zoning Category		§ Reference	S	Controls			
18	* * * *							
19	RESIDENTI	AL S	TANDARDS	AND USES				
20	0 * * * *							
21	Residential				Co	ontrols By Sto	ry	
22		0000			1st	2nd	3rd+	
23	* * * *							
24	Dwelling Ur	nit	00 400 65	-	_	square foot lot ted in the neare		
25	Density		§§ 102, 207	(<i>density permitted in the nearest R District,</i> <i>whichever is greater.</i> <u>No density limit by lot</u>			
20					<u>area. Density</u> i	restricted by ph	<u>ysical</u>	

1			envelope controls of height, bulk, setbacks,
			open space, exposure and other applicable controls of this and other Codes, as well as
2			by applicable design guidelines, applicable
3			elements and area plans of the General
			Plan, and design review by the Planning
4			Department.
5			1 bedroom per 210 square foot lot area or
6			the density permitted in the nearest R
0			<i>District, whichever is greater</i> <u>No density</u>
7	Group		limit by lot area. Density restricted by physical envelope controls of height, bulk,
8	Housing	§ 208	setbacks, open space, exposure and other
0	Density	3 200	applicable controls of this and other Codes,
9			as well as by applicable design guidelines,
4.0			applicable elements and area plans of the
10			General Plan, and design review by the
11			<u>Planning Department.</u>
40	* * * *		
12			P up to twice the number of dwelling units
13			otherwise permitted as a Principal Use in
			the district and meeting all the
14			requirements of § 202.2(f)(1). C up to twice
15			the number of dwelling units otherwise
			<i>permitted as a Principal Use in the district</i> <i>and meeting all requirements of §</i>
16	Senior		and meeting an requirements of § 2 02.2(f)(1), except for § 202.2(f)(1)(D)(iv),
17	Housing	§§ 102, 202.2(f), 207	related to location. <u>No density limit by lot</u>
4.0	Density		area. Density restricted by physical
18			envelope controls of height, bulk, setbacks,
19			open space, exposure and other applicable controls of this and other Codes, as well as
20			by applicable design guidelines, applicable
20			elements and area plans of the General
21			<u>Plan, and design review by the Planning</u>
22			<u>Department.</u>
23			
24			
25			

Mayor Breed; Supervisor Melgar **BOARD OF SUPERVISORS**

SEC.	717. OUTER C	LEMENT STREET N	EIGHBORHOOD COI	MMERCIAL	
DISTRICT.					
* * *	: *				
ſ	Table 717. OU	TER CLEMENT STRE DISTRI	СТ	D COMMERCIAL	
		ZONING CONTR	ROL TABLE Outer Clement Stree	et	
Zoning Category	§ References		Controls		
* * * *					
RESIDENTI	AL STANDARI	DS AND USES			
* * * *					
Residential l	ادمد	Controls By Story			
	5563	1st	2nd	3rd+	
* * * *					
Dwelling Unit Density	§§ 102, 207	nearest R District, whi Density restricted by p setbacks, open space, e and other Codes, as we	foot lot area, or the dens chever is greater. <u>No de</u> hysical envelope contro exposure and other appl ell as by applicable desi ad area plans of the Gen g Department.	ensity limit by lot area. ls of height, bulk, licable controls of this gn guidelines,	
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. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
* * * *					
* * * * Pup to twice the number of dwelling units otherwise permitted as a Senior §§ 102, Housing 202.2(f), Density 207					

		_	-	(f)(1), except for § 202.2 density limit by lot area.	-
		<u>by p</u>	hysical envelop <mark>e co</mark>	ntrols of height, bulk, se	etbacks, open space
			* *	licable controls of this a	
				esign guidelines, applica al Plan, and design revi	
			artment.		
* * * *					
* * * *					
0-0					
	718. UPPER	FILLM	ORE STREET NE	EIGHBORHOOD CON	MERCIAL
DISTRICT.					
* *	* *				
-	Tablo 718 III			ET NEIGHBORHOOL	
	1 abie / 10. U				
			DISTRIC	т	
			DISTRIC ZONING CONTR		
			ZONING CONTR		NCD
Zoning Category	§ Referenc		ZONING CONTR	OL TABLE	NCD
-	§ Referenc		ZONING CONTR	OL TABLE	NCD
Category	§ Referenc	es	ZONING CONTR ເ	OL TABLE	NCD
Category	-	es	ZONING CONTR ເ	OL TABLE	NCD
Category * * * * RESIDENTI * * * *	IAL STANDA	es	IND USES	OL TABLE	NCD
Category * * * * RESIDENTI	IAL STANDA	es	IND USES	OL TABLE Jpper Fillmore Street N Controls	NCD 3rd+
Category * * * * RESIDENTI * * * *	IAL STANDA	es	IND USES	OL TABLE Jpper Fillmore Street M Controls Controls By Story	
Category * * * * RESIDENTI * * * * Residential	IAL STANDA	es RDS AN	Ist	OL TABLE Jpper Fillmore Street N Controls Controls By Story 2nd <i>t lot area or the density</i>	3rd+ <i>permitted in the</i>
Category * * * * RESIDENTI * * * * Residential * * * *	IAL STANDA	es RDS AN	Ist	OL TABLE Jpper Fillmore Street N Controls Controls By Story 2nd t lot area or the density ever is greater. No density	3rd+ permitted in the ity limit by lot area
Category * * * * RESIDENTI * * * * Residential * * * *	IAL STANDAI	es RDS AN <i>1 unit</i> <i>neares</i> Densit	Ist <i>per 600 square foo</i> <i>st R District, which</i> <i>ty restricted by phy.</i>	OL TABLE Jpper Fillmore Street N Controls Controls By Story 2nd t lot area or the density ever is greater. No density sical envelope controls of	3rd+ permitted in the ity limit by lot area of height, bulk,
Category * * * * RESIDENTI * * * * Residential * * * * Dwelling Unit	Uses	es RDS AN <i>I unit</i> <i>neares</i> <i>Densin</i> <i>setbac</i>	2ONING CONTR	OL TABLE Jpper Fillmore Street N Controls Controls By Story 2nd t lot area or the density ever is greater. No density sical envelope controls of osure and other application	3rd+ permitted in the ity limit by lot area of height, bulk, uble controls of this
Category * * * * RESIDENTI * * * * Residential * * * *	IAL STANDAI	es RDS AN <i>1 unit</i> <i>neares</i> <u>Densia</u> <u>and ot</u>	ZONING CONTR U U ND USES 1st per 600 square foo st R District, which ty restricted by phy. ks, open space, exp ther Codes, as well	OL TABLE Jpper Fillmore Street N Controls Controls By Story 2nd t lot area or the density ever is greater. No density sical envelope controls of	3rd+ permitted in the ity limit by lot area of height, bulk, uble controls of this guidelines,

Group Housing Density	§ 208	1 bedroom per 210 squa nearest R District, which Density restricted by phy setbacks, open space, ex and other Codes, as well applicable elements and review by the Planning	hever is greater. <u>No den</u> ysical envelope controls posure and other applic l as by applicable design area plans of the Gene	sity limit by lot area. s of height, bulk, cable controls of this n guidelines,
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number Principal Use in the dist 202.2(f)(1). C up to twice permitted as a Principal requirements of § 202.2 to location. No density l envelope controls of hei other applicable control applicable design guide the General Plan, and d	trict and meeting all the te the number of dwellin Use in the district and (f)(1), except for § 202.2 imit by lot area. Density ght, bulk, setbacks, oper s of this and other Code lines, applicable elemen	requirements of § g units otherwise meeting all 2(f)(1)(D)(iv), related v restricted by physical v space, exposure and es, as well as by vts and area plans of
* * * *				
* * *	719. HAIGHT *	STREET NEIGHBOR	BORHOOD COMME	
		Haight Street NCD		
Zoning Category	§ References		Controls	
* * * *				
RESIDENTI	AL STANDAR	DS AND USES		
* * * *				
Residential L			Controls By Story	
	7962	1st	2nd	3rd+
* * * *				

1 2 3 4	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. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
5 6 7 8 9	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. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
	~ ^ ^ ^					
10 11			<i>P up to twice the number of dwelling units otherwise permitted as a</i> <i>Principal Use in the district and meeting all the requirements of §</i> 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			
12 13	Senior Housing	§§ 102, 202.2(f),	<i>requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related</i> <i>to location.</i> <u>No density limit by lot area. Density restricted by</u>			
14 15 16	Density	207	physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
-	* * * *					
17 18 19						
20	²⁰ DISTRICT.					
21	UIDIRICI.					
22 23	Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL					
24 г	1		ZONING CONTROL TABLE			
			Excelsior Outer Mission NCD			
25						

1	Zoning Category § Refe	erences	Controls						
2	* * * *								
3	RESIDENTIAL STANDARDS AND USES								
4	* * * *								
5	Residential Uses	3		ontrols By Stor					
6	* * * *		1st	2nd	3rd+				
7			<u>1 unit ner 600</u>	square foot lot c	irea No				
8			density limit by	y lot area. Densi velope controls	ity restricted				
9	Dwelling Linit		bulk, setbacks,	open space, exp	posure and				
10	Dwelling Unit s <u>Density</u>	§§ 102, 207	other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.						
11									
12									
13			*	210 square foo					
14			<u>No density limit by lot area. Density</u> <u>restricted by physical envelope controls of</u>						
15	Group	0.000	height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design						
16	Housing <u>Density</u>	§ 208							
17			guidelines, applicable elements and area plans of the General Plan, and design						
18			<u>review by the l</u>	<u>Planning Depart</u>	t <u>ment.</u>				
19	* * * *								
20			*	he number of dw nitted as a Princ	0				
21			the district and	l meeting all the	<i>requirements</i>				
22	Senior	88 102 202 2/f) 207). C up to twice otherwise permi					
23	Housing <u>Density</u>	§§ 102, 202.2(f), 207	Principal Use	in the district ar	nd meeting all				
24			202.2(f)(1)(D)	(iv), related to le	ocation.				
25				it by lot area. D hysical envelope					

	r			r			
1				and other ap	plical	cks, open space, exposure ole controls of this and	
2						ell as by applicable design able elements and area	
3				plans of the	Gener	al Plan, and design	
4				<u>review by inc</u>	<u>e Flan</u>	ning Department.	
5	* * * *						
6	* * * *						
7	SEC. 723. POI	K STREET NEIGH	BORHO	OD COMME	RCIA	L DISTRICT.	
8	* * * *						
9	Table 72			ORHOOD C	OMM	ERCIAL DISTRICT	
10					P	olk Street NCD	
11	Zoning Category		§ Refere	ences	Controls		
12	* * * *						
13	RESIDENTIAL STAN	DARDS AND USES	6				
14	* * * *						
15	Residential Uses				1	s By Story	
16	* * * *			1st	2nd	3rd+	
17			<u>1 uni</u>	t per 400 sauc	ire foc	ot lot area; or the density	
18			perm	itted in the ne d	arest Ì	R district, whichever is	
19			•	greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable			
20	Dwelling Unit s Density	§§ 102, 207					
21	Density		as by				
				elements and area plans of the General Plan, and design review by the Planning Department.			
22						<u> </u>	
23	* * * *						
24	<i>Residential Density,</i> Group Housing	§208		•	-	e foot lot area or the t earest R District,	
25	<u>Density</u>	3-00		* 1		density limit by lot area.	

1				Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and
2				other applicable controls of this and other Codes,
3				as well as by applicable design guidelines, applicable elements and area plans of the General
4				Plan, and design review by the Planning Department.
5				<i>P up to twice the number of Dwelling Units</i>
6				otherwise permitted as a Principal Use in the district and meeting all the requirements of §
7				202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the
8				district and meeting all requirements of §
9	Senior Hous Density	•	§§ 102, 202.2(f), 207	202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density
10	<u>Density</u>		201	restricted by physical envelope controls of height,
-				<i>bulk, setbacks, open space, exposure and other</i> <i>applicable controls of this and other Codes, as well</i>
11				as by applicable design guidelines, applicable
12				<u>elements and area plans of the General Plan, and</u> <u>design review by the Planning Department.</u>
13				
14				
15	SEC.	724. SACF	RAMENTO STREET I	NEIGHBORHOOD COMMERCIAL DISTRICT.
16	* * *	* *		
17				
18	Table 72	24. SACR		EIGHBORHOOD COMMERCIAL DISTRICT
19			ZONING CC	ONTROL TABLE
20				Sacramento Street NCD
21	Zoning Category	§ Referen	ces	Controls
22	* * * *			
23		AL STAND	OARDS AND USES	
24	* * * *			
25	Residential l	Jses		Controls By Story

1			1st	2nd	3rd+			
2	* * * *							
2 3	Dwelling		1 unit per 800 square foot lot area or the density permitted in the n R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, o					
4	Units	§§ 102, 207	space, exposure and oth	er applicable controls of t	his and other Codes,			
5 6	<u>Density</u>			design guidelines, applica m, and design review by th				
7 8 9	Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning					
10			Department.					
	* * * *							
11 12			Principal Use in the dist	r of dwelling units otherw rict and meeting all the re	equirements of §			
13	Senior	§§ 102,	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 $\delta 202.2(f)(1)$ except for $\delta 202.2(f)(1)(D)(in)$ related to logation No.					
14	Housing <u>Density</u>	202.2(f), 207	of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No</u> density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.					
15 16								
17	* * * *			<u> </u>				
18								
19								
20								
21	SEC.	725. UNION	STREET NEIGHBORH	100D COMMERCIAL I	DISTRICT.			
22	* * :	* *						
23		Table 725	UNION STREET NEIGH					
24		1 abie 723. 1	ZONING CONT					
25				Union Street NCD)			

Mayor Breed; Supervisor Melgar **BOARD OF SUPERVISORS**

Zoning Category	§ References		Controls	
* * * *	1			
RESIDENTI	AL STANDARDS A	ND USES		
* * * *				
Residential l			Controls By Story	
		1st	2nd	3rd+
* * * *				
Dwelling Unit s <u>Density</u> Group Housing <u>Density</u>	§§ 102, 207 §208	the nearest R Districtlot area. Density restheight, bulk, setbacksapplicable controls ofapplicable design gunplans of the GeneralDepartment.1 bedroom per 210 setin the nearest R Distribyby lot area. Density rheight, bulk, setbacksapplicable controls ofapplicable controls ofapplicable controls ofapplicable controls ofapplicable design gun	t, whichever is greater ricted by physical enver s, open space, exposur f this and other Codes idelines, applicable elo Plan, and design revie testricted by physical e s, open space, exposur f this and other Codes idelines, applicable elo Plan, and design revie	- <u>No density limi</u> elope controls of <u>e and other</u> <u>c, as well as by</u> ements and area ew by the Plannin the density perm ter. <u>No density li</u> envelope control. <u>e and other</u> <u>c, as well as by</u> ements and area
* * * *		<u>Department.</u>		
* * * *		Destational		.1
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	as a Principal Use in requirements of § 202 Dwelling Units other district and meeting of § 202.2(f)(1)(D)(iv), a area. Density restrict bulk, setbacks, open s controls of this and of guidelines, applicable	ther of Dwelling Units the district and meeti 2.2(f)(1). C up to twice wise permitted as a Pr all requirements of § 2 related to location. <u>No</u> related to location. <u>No</u> related to location. <u>No</u> related to location. ded by physical envelop space, exposure and o ther Codes, as well as e elements and area po iew by the Planning D	ng all the the number of tincipal Use in the to density limit by ther applicable by applicable de lans of the General
* * * *				

1	* *	* *				
2						
3	SEC.	726. PACIFIC AVENUE NEIGH	BORHOOD (COMMERCIAL DIS	STRICT.	
4	* *	* *				
5						
6	1	Table 726. PACIFIC AVENUE N ZONING C	NEIGHBORHO		AL DISTRICT	
7	[
8	Zeniner			Pacific Avenue NO		
9	Zoning Category	§ References		Cont	trols	
10	* * * *					
11	RESIDENT	IAL STANDARDS AND USES				
	* * * *					
12	Residential	Uses	Controls By Story			
13			1st	2nd	3rd+	
14	* * * *					
15 16 17 18 19	Dwelling Unit s <u>Density</u>	§§ 102, 207	1 unit per 1,000 square foot lot area, or the der permitted in the nearest R District, whichever i greater. No density limit by lot area. Density restricted by physical envelope controls of heig bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as as by applicable design guidelines, applicable elements and area plans of the General Plan, a design review by the Planning Department.			
20 21 22 23 24 25	Group Housing Density\$208 $1 \ bedroom perdensity permitwhichever is aDensity restrictheight, bulk, soother applicatwell as by appelements and$		r 275 square foot lot ted in the nearest R creater. <u>No density li</u> cted by physical enve etbacks, open space, ble controls of this an plicable design guide area plans of the Ge by the Planning Dep	<i>District,</i> <i>mit by lot area.</i> <u>elope controls of</u> <u>exposure and</u> <u>nd other Codes, as</u> <u>lines, applicable</u> <u>neral Plan, and</u>		

* * * *	1			
Senior Housing <u>Density</u>	§§ 102, 20	2.2(f), 207	P up to twice the number otherwise permitted as district and meeting all 202.2(f)(1). C up to twi Units otherwise permite district and meeting all 202.2(f)(1), except for 202.2(f)(1), except for to location. No density restricted by physical e bulk, setbacks, open spe applicable controls of t as by applicable design elements and area plan design review by the Pl	a Principal Use in th the requirements of s tee the number of Dw ted as a Principal Us requirements of § § 202.2(f)(1)(D)(iv), r limit by lot area. Der nvelope controls of h ace, exposure and oth this and other Codes, n guidelines, applicab as of the General Plar
* * * *			<u>design review by the Pt</u>	lanning Department.
* * SEC.	* * 727. LAKES		IEIGHBORHOOD COMM	MERCIAL DISTRIC
* *	* *		Table 727. D COMMERCIAL DISTR	
* *	* *		Table 727. D COMMERCIAL DISTR TABLE	RICT ZONING CON
* *	* * VILLAGE N		Table 727. D COMMERCIAL DISTR TABLE Lakeside Village	RICT ZONING CON
* *	* *		Table 727. D COMMERCIAL DISTR TABLE	RICT ZONING CON
* * LAKESIDE	* * E VILLAGE N		Table 727. D COMMERCIAL DISTR TABLE Lakeside Village Controls	RICT ZONING CON
* * LAKESIDE	* * E VILLAGE N	IEIGHBORHOC	Table 727. D COMMERCIAL DISTR TABLE Lakeside Village Controls	RICT ZONING CON
* * LAKESIDE 1 * * * * RESIDENT * * * *	* * VILLAGE N 1 IAL STAND	IEIGHBORHOC	Table 727. D COMMERCIAL DISTR TABLE Lakeside Village Controls	NCD
* * LAKESIDE 1 * * * * RESIDENT * * * *	* * VILLAGE N 1 IAL STAND	IEIGHBORHOC	Table 727. D COMMERCIAL DISTR TABLE Lakeside Village Controls	NCD
* * LAKESIDE	* * VILLAGE N 1 IAL STAND	IEIGHBORHOC	Table 727. D COMMERCIAL DISTR TABLE Lakeside Village Controls	NCD

1				space, exposure and other applicable cons, as well as by applicable design guidel	
2			applicable elem	s, as well as by applicable design guider ents and area plans of the General Plan lanning Department.	
3 4 5 6 7	Group Housing Density	§208	nearest R Distri Density restricted setbacks, open s and other Codes applicable elem	275 square foot lot area, or the density p ict, whichever is greater. <u>No density limi</u> ed by physical envelope controls of heigi space, exposure and other applicable con s, as well as by applicable design guidel ments and area plans of the General Plan lanning Department.	<u>t by lot area.</u> <u>ht, bulk,</u> ntrols of this ines,
8	* * * *				
9 10 11 12 13	Senior Housing <u>Density</u>	§§ 10 202.2 207	2, (f), Principal Use in202.2(f)(1). C uppermitted as a Prequirements ofto location. No ofenvelope controother applicableapplicable design	the number of dwelling units otherwise per n the district and meeting all the required p to twice the number of dwelling units of Principal Use in the district and meeting f § 202.2(f)(1), except for § 202.2(f)(1)(D density limit by lot area. Density restrict pls of height, bulk, setbacks, open space, e controls of this and other Codes, as we gn guidelines, applicable elements and a un, and design review by the Planning De-	ments of § otherwise all (iv), related ed by physical exposure and ll as by rea plans of
14	* * * *				
15 16 17 18 19 20 21 22	DISTRICT.	*	8. 24TH STREET – N	VALLEY NEIGHBORHOOD COMMI IOE VALLEY NEIGHBORHOOD CO DISTRICT G CONTROL TABLE	-
23				24th S Valley	Street - Noe NCD
24	Zoning Cateo	gory §	References		Controls
25	BUILDING S	TANDA	RDS		

* * * *		-		
Residential Uses			Controls By Story	
		1st	2nd	3rd-
* * * *				
Dwelling Unit s <u>Density</u>	§§ 102, 207	permitted in the net No density limit by envelope controls exposure and other Codes, as well as l applicable element	are foot lot area, or the arest R District, which of area. Density rest of height, bulk, setback r applicable controls of applicable design g s and area plans of the by the Planning Depa	hever is grea tricted by ph ks, open spa of this and o quidelines, ne General F
Group Housing <u>Density</u>	§208	permitted in the net No density limit by envelope controls exposure and other Codes, as well as l applicable element) square foot lot area, arest R District, whic lot area. Density rest of height, bulk, setbac r applicable controls by applicable design g s and area plans of th by the Planning Depa	hever is grea tricted by ph ks, open spa of this and o quidelines, ne General F
* * * *				
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	permitted as a Prin the requirements of of Dwelling Units in the district and 202.2(f)(1), except location. No densi physical envelope space, exposure ar other Codes, as we applicable element	umber of Dwelling Un acipal Use in the distr of § 202.2(f)(1). C up t otherwise permitted a meeting all requirement for § 202.2(f)(1)(D)(in ty limit by lot area. Do controls of height, buil and other applicable co will as by applicable de ts and area plans of the by the Planning Depa	tict and meet o twice the t s a Principa onts of § onts of § onts of s ensity restric lk, setbacks, ontrols of this ssign guideli the General F
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Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

			West Portal	Avenue NCD	
Zoning Category	§ Reference	Controls			
* * * *					
RESIDENTI	AL STANDARI	DS AND USES			
* * * *					
Residential	العصع		Controls By Story		
Residential	0363	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. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable control of this and other Codes, as well as by applicable design guideling applicable elements and area plans of the General Plan, and design review by the Planning Department.			
Group Housing <u>Density</u>	§208	1 bedroom per 275 square foot lot area, or the density permitted the nearest R District, whichever is greater. No density limit by lo area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable control of this and other Codes, as well as by applicable design guideline applicable elements and area plans of the General Plan, and design review by the Planning Department.			
* * * *					
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	a Principal Use in the § 202.2(f)(1). C up to otherwise permitted a.	ber of Dwelling Units of district and meeting all twice the number of Dw s a Principal Use in the 202.2(f)(1), except for §	l the requirements of velling Units district and meeting	
		1 0 -	o density limit by lot are		

			<u>expo</u> well	osure as b	cal envelope controls of height, bulk, setbacks, open space, and other applicable controls of this and other Codes, as y applicable design guidelines, applicable elements and as of the General Plan, and design review by the Planning		
			Depa				
* * * *							
* *	* *						
SEC	730.	INNEF	R SUNSET	Γ NE	IGHBORHOOD COMMERCIAL DISTRICT.		
* *	* *						
Tal	ble 73	0. INN			NEIGHBORHOOD COMMERCIAL DISTRICT NG CONTROL TABLE		
			20				
					Inner Sunset NCD		
Zoning Category § Refe		§ Refe	ferences		Controls		
* * * *							
RESIDEN	TIAL S	STAND	ARDS AN	ID U	SES		
* * * *							
Residential			Controls By Story				
Residential	0565		1st	2no	d 3rd+		
* * * *							
Dwelling Upita §§ 102,		102,	R District, <u>restricted</u>	whi by p	square foot lot area, or the density permitted in the nearest chever is greater. <u>No density limit by lot area. Density</u> hysical envelope controls of height, bulk, setbacks, open		
Unit s		$207 \frac{5}{2}$	<u>space, exposure and other applicable controls of this and other Codes, as</u> well as by applicable design guidelines, applicable elements and area				
Density	201		well us by	plans of the General Plan, and design review by the Planning			
<u>Density</u>	201		plans of th		eneral Plan, and design review by the Planning		
	207		plans of the Department	<u>nt.</u>			
<u>Density</u> Group Housing	§20	8	plans of th Departmen 1 bedroon nearest R	<u>nt.</u> 1 per Disti	eneral Plan, and design review by the Planning 275 square foot lot area, or the density permitted in the rict, whichever is greater. it by lot area. Density restricted by physical envelope		

1			applicable controls of the				
2			<u>design guidelines, appli</u> <u>Plan, and design review</u>			t the General	
3	* * * *						
4			<i>P up to twice the numbe</i> <i>Principal Use in the dis</i>	trict and meetin	g all the requirer	nents of §	
5	Senior	§§ 102,	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				
6	Housing Density	202.2(f), 207	of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls				
7	<u>Density</u>	207	of height, bulk, setbacks controls of this and othe				
8			guidelines, applicable e design review by the Pla	lements and are	a plans of the Ge	÷	
9	* * * *			<u></u>	<u> </u>		
10	L						
11	* *	* *					
12							
13	SEC.	731. NOR	IEGA STREET NEIGHE	BORHOOD CO	OMMERCIAL D	ISTRICT.	
14	* *	* *					
15 16	т	able 731.	NORIEGA STREET NE ZONING CON	IGHBORHOO		AL DISTRICT	
					Noriega Street N	NCD	
17 18	Zoning Category	Reference	es.		Controls		
19	* * * *			-			
20	RESIDENT	IAL STANE	DARDS AND USES				
	* * * *						
21	Residential	llses			Controls By Ste	ory	
22				1st	2nd	3rd+	
23	* * * *						
24 25	Dwelling Un <u>Density</u>	nit s	§§ 102, 207	density permit	square foot lot a ted in the nearest reater: <u>No densi</u> t	t R District,	

		I contraction of the second seco	
1			area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,
2			exposure and other applicable controls of this
3			and other Codes, as well as by applicable design guidelines, applicable elements and area
4			plans of the General Plan, and design review by
			the Planning Department.
5			1-bedroom per 275 square foot lot area, or the density permitted in the nearest R District,
6			whichever is greater. No density limit by lot
7	Group Housing		area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,
8	<u>Density</u>	§208	exposure and other applicable controls of this
9			and other Codes, as well as by applicable design guidelines, applicable elements and area
0			plans of the General Plan, and design review by
10			the Planning Department.
11	* * * *		
12			<i>P up to twice the number of Dwelling Units</i> <i>otherwise permitted as a Principal Use in the</i>
13			district and meeting all the requirements of §
15			202.2(f)(1). C up to twice the number of
14			Dwelling Units otherwise permitted as a
15			<i>Principal Use in the district and meeting all</i> <i>requirements of § 202.2(f)(1), except for §</i>
16	Senior Housing	§§ 102, 202.2(f), 207	202.2(f)(1)(D)(iv), related to location. No
17	<u>Density</u>		<u>density limit by lot area. Density restricted by</u> physical envelope controls of height, bulk,
17			setbacks, open space, exposure and other
18			applicable controls of this and other Codes, as
19			well as by applicable design guidelines, applicable elements and area plans of the
20			General Plan, and design review by the
20			Planning Department.
21	* * * *		
22			
23	* * * *		
24			
25	SEC. 732. IRVI	ING STREET NEIGHBO	RHOOD COMMERCIAL DISTRICT.
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Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT	
ZONING CONTROL TABLE	

		Irving Street NC	D		
Zoning Category	§ References		Controls		
* * * *					
RESIDENT	IAL STANDARDS AND U	JSES			
* * * *					
Residential Llses			Controls By Stor	у	
Residential Uses		1st	2nd	3rd+	
* * * *					
Dwelling Unit s <u>Density</u> Group Housing <u>Density</u>	§§ 102, 207 §208	permitted in thegreater. No densgreater. No densrestricted by phybulk, setbacks, oapplicable contrby applicable contrby applicable contrby applicable deand area plans oreview by the Pla1 bedroom per 2permitted in thegreater. No densrestricted by phybulk, setbacks, oapplicable contr	puare foot lot area, nearest R District, sity limit by lot area vsical envelope cont pen space, exposur ols of this and othe sign guidelines, app of the General Plan, anning Department of the General Plan, anning Department sity limit by lot area vsical envelope cont pen space, exposur ols of this and othe	whichever is <u>Density</u> <u>crols of height,</u> <u>e and other</u> <u>r Codes, as wel</u> <u>plicable elemen</u> <u>and design</u> <u>crodes, as wel</u> <u>r Codes, as wel</u>	
		by applicable design guidelines, applicable element and area plans of the General Plan, and design review by the Planning Department.			
* * * *					
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	permitted as a P meeting all the r twice the number permitted as a P	number of Dwellin rincipal Use in the equirements of § 20 r of Dwelling Units rincipal Use in the irements of § 202.2	district and)2.2(f)(1). C up otherwise district and	

1			202.2(f)(1)(D)(iv), related to location. <u>No density</u> limit by lot area. Density restricted by physical						
2				Density restricted b s of height, bulk, set					
3				and other applicable	-				
				<u>as well as by applic</u> cable elements and c					
4				d design review by t	he Planning				
5	* * * *		<u>Department.</u>						
6									
7	* * *	* *							
8									
9									
	SEC.	733. TARAVAL STREET	NEIGHBORHOOD	COMMERCIAL D	ISTRICT.				
10	* * *	* *							
11	Table	733. TARAVAL STREET		COMMERCIAL I	DISTRICT				
12			NG CONTROL TAB						
13				Taraval Street NC	D				
14	Zoning Category	§ References		Con	trols				
15	* * * *								
16	RESIDENTI	AL STANDARDS AND US	SES						
17	* * * *								
18	Residential	Uses		Controls By Story					
-			1st	2nd	3rd+				
19	* * * *								
20				are foot lot area, or carest R District, wh					
21			greater. <u>No densit</u>	<i>permitted in the nearest R District, whichever is</i> greater. <u>No density limit by lot area. Density restricted</u>					
22	Dwelling Unit s	§§ 102, 207		pe controls of heigh ure and other applic					
23	<u>Density</u>	<u> </u>	this and other Cod	open space, exposure and other applicable controls of this and other Codes, as well as by applicable design					
24			~	able elements and an I design review by th					
25			Department.						

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. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
* * * *		
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. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
* * * *		
* * *	* le 734. JUDAH STREET NI	SHBORHOOD COMMERCIAL DISTRICT. EIGHBORHOOD COMMERCIAL DISTRICT S CONTROL TABLE
		Judah Street NCD
Zoning Category	§ References	Controls
		<u></u>
	AL STANDARDS AND USE	3
	Housing <u>Density</u> * * * * Senior Housing <u>Density</u> * * * * * * * * SEC. * * * Tab Zoning Category * * * *	Housing Density §208 * * * * * Senior Housing Density §§ 102, 202.2(f), 207 * * * * * * * * * SEC. 734. JUDAH STREET NEIG * * * * * * * * Table 734. JUDAH STREET NEIG ZONINC Zoning Category § References

1	Residential			Controls By Story	
2	Residential	USES	1st	2nd	3rd+
	* * * *				
3 4 5 6 7	Dwelling Unit s <u>Density</u>	§§ 102, 207	nearest R District, white Density restricted by pre- setbacks, open space, e other Codes, as well as	oot lot area, or the density chever is greater. <u>No dens</u> hysical envelope controls of xposure and other applica by applicable design guid s of the General Plan, and	<i>ity limit by lot area.</i> of height, bulk, uble controls of this and lelines, applicable
7 8 9 10 11	Group Housing <u>Density</u>	§208	nearest R District, white Density restricted by pre- setbacks, open space, e other Codes, as well as	are foot lot area, or the de chever is greater. <u>No dens</u> hysical envelope controls of xposure and other applica by applicable design guid s of the General Plan, and	ity limit by lot area. of height, bulk, uble controls of this and lelines, applicable
12	* * * *				
13 14 15 16 17	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	Principal Use in the di. 202.2(f)(1). C up to twi permitted as a Principa of § 202.2(f)(1), except density limit by lot area of height, bulk, setback controls of this and oth	er of Dwelling Units other strict and meeting all the r ce the number of Dwelling al Use in the district and n for § 202.2(f)(1)(D)(iv), r a. Density restricted by ph s, open space, exposure an er Codes, as well as by ap elements and area plans of anning Department.	requirements of § y Units otherwise secting all requirements elated to location. <u>No</u> <u>ysical envelope controls</u> <u>nd other applicable</u> <u>oplicable design</u>
	* * * *				
19 20 21 22 23	* * * SEC. * * *		BALBOA STREET N	EIGHBORHOOD COMI	MERCIAL DISTRICT.
24 25	Table 73	5. INNER B	ALBOA STREET NEI ZONING CONT	GHBORHOOD COMME ROL TABLE	RCIAL DISTRICT

			Inner Balbo	a Street NCD		
Zoning Category	/	§ References	Controls			
* * * *						
	STANDARDS AN	ND USES				
* * * *						
Residential Uses		Controls by Story				
* * * *	r	1st	2nd	3rd+		
* * * *		1 unit per 800 squar t				
Dwelling Unit Density	§§ 102, 207	the nearest R Distric by lot area. Density of of height, bulk, setba applicable controls of applicable design gu plans of the General Department.	t, whichever is greated restricted by physical cks, open space, expo of this and other Coded idelines, applicable e	er. <u>No density limit</u> <u>envelope controls</u> osure and other es, as well as by elements and area		
Group Housing Density	§208	1 bedroom per 275 s permitted in the near density limit by lot an envelope controls of exposure and other a Codes, as well as by elements and area pl review by the Planni	est R District, which rea. Density restricted height, bulk, setback upplicable controls of applicable design gu ans of the General P	ever is greater. <u>No</u> d by physical s, open space, ^c this and other idelines, applicable		
* * * *						
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the num permitted as a Prince the requirements of § Dwelling Units other district and meeting for § 202.2(f)(1)(D)(by lot area. Density to of height, bulk, setbat applicable controls of applicable design gu plans of the General Department.	ipal Use in the distric 202.2(f)(1). C up to wise permitted as a I all requirements of § iv), related to locatio restricted by physical cks, open space, expo of this and other Code idelines, applicable e	et and meeting all twice the number of Principal Use in the 202.2(f)(1), except n. No density limit envelope controls osure and other es, as well as by elements and area		

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SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

		Ou	ter Balboa Street I	NCD
Zoning Category	§ References	Controls		
* * * *				
RESIDEN	TIAL STANDARDS AI	ND USES		
* * * *				
Residential			Controls by Story	y
Residential	Uses	1st	2nd	3rd
* * * *				
			uare foot lot area, o wearest R District, w	
Dwelling Unit Density	§§ 102, 207	permitted in the r greater. No densi by physical envel open space, expo this and other Co guidelines, applic		chichever is Density res th, bulk, set icable contr pplicable de area plans o

25

Senior Housing Density	§§ 102, 202.2	2(f), 207	permitte all the re number Principa requiren 202.2(f)(by lot ar controls and othe as well a elements	d as a Pri. equirement of Dwellir al Use in the ments of §- (1)(D)(iv), ea. Densite of height, er applicate s by applites and area	ncipal ts of § tg Unit 202.2(j relate ty restr bulk, s ble con icable o plans	of Dwelling Un Use in the distri 202.2(f)(1). C u s otherwise perf rict and meeting f)(1), except for d to location. N icted by physica setbacks, open s trols of this and design guideline of the General I	ict and meeting p to twice the nitted as a -all \$ o density limit al envelope pace, exposure other Codes, es, applicable Plan, and
* * * *			<u>design r</u>	eview by t	he Plai	nning Departme	<u>nt.</u>
* * *	*			HOOD CO		OMMERCIAL I	
						Cortland Aven	ue NCD
Zoning Categ	jory	§ Reference	es			3	
* * * *							
RESIDENTI	AL STANDAF	RDS AND US	SES				
* * * *							
Residential U	Residential Uses					ontrols by Stor	
	ses			1 et	1	2nd	-
* * * *	Ses			1st	1	2nd	y 3rd+

			elements and area plans of the General
			<u>Plan, and design review by the Planning</u> <u>Department.</u>
Group H	lousing Density	§208	1 bedroom per 275 square foot lot area, of the density permitted in the nearest R District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Code as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
* * *	*		
Senior H	Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Unit otherwise permitted as a Principal Use in the district and meeting all the requirement of § 202.2(f)(1). C up to twice the number Dwelling Units otherwise permitted as a Principal Use in the district and meeting a requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
* * *	*		
*	* * *		
SE	EC. 739. GEARY E	BOULEVARD NEIGH	BORHOOD COMMERCIAL DISTRICT.
0			

Category § References Controls Category § References Controls Residential Uses Controls by Story Residential Uses 1st 2nd * * * * Imit per 600 square foot lot area, or the density permittee rearest R District, whichever is greater. No density limit b area. Density restricted by physical envelope controls of habulk, setbacks, open space, exposure and other applicable of this and other Codes, as well as by applicable design gu applicable elements and area plans of the General Plan, an design review by the Planning Department. Group §208 I butk, setbacks, open space, exposure and other applicable design gu applicable elements and area plans of the General Plan, an design review by the Planning Department. * * * * P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirem \$202.2(f)(1), Cup to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirem \$202.2(f)(1), Cup to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirem \$202.2(f)(1), Cup to twice the number of permitted as a Principal Use in the district and meeting all the requirem \$202.2(f)(1), Cup to twice the number of heling Units otherwise permitted as a Principal Use in the district and meeting all the requirem \$202.2(f)(1), Cup to twice the number of permitted as a Principal Use in the district and meeting all the requirem \$202.2(f)(1), Cup to twice the number of permitted as a principal Use in the district and meeting all the requirem \$202.2(f)(1), Cup to twice the numbe				Geary Boulev	ard NCD
RESIDENTIAL STANDARDS AND USES * * * * Controls by Story Residential Uses 1st 2nd 3r * * * * Dwelling Unit Ist 2nd 3r Dwelling Unit S§ 102, 207 District, whichever is greater. No density limit to the density permitted nearest R District, whichever is greater. No density limit area. Density restricted by physical envelope controls of the bulk, setbacks, open space, exposure and other applicable design gu applicable elements and area plans of the General Plan, at design review by the Planning Department. Group Housing §208 Density \$208 P up to twice the number of low ling Units otherwise permited area plans of the General Plan, at design review by the Planning Department. * * * * Senior Senior §§ 102, 207 Senior §§ 102, 207 P up to twice the number of Dwelling Units otherwise permited as a Principal Use in the district and meeting all the requirem \$ 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permited as a Principal Use in the district and real plans of this and other C well as by applicable controls of this and other C well as by applicable design guidelines, applicable tot	Zoning Category	§ References		Controls	
* * * * Controls by Story Residential Uses 1st 2nd 3r * * * * Image: Start Sta	* * * *				
Controls by Story Controls by Story Senior Senior S§ 102, 207 Senior S§ 102, 207 Pupticable Pupticable Principal Uses Pupticable elements and other Codes, as well as by applicable design gui applicable design gui applicable elements and area plans of the General Plan, and other Codes, as well as by applicable design gui applicable design gui applicable elements and area plans of the General Plan, and design review by the Planning Department. I bedroom per 210 square foot lot area, or the density permitted area. Density restricted by physical envelope controls of his bulk, setbacks, open space, exposure and other applicable design gui area plans of the General P	RESIDENT	IAL STANDAR	DS AND USES		
Residential Uses 1st 2nd 3n * * * * Image: Second Se	* * * *				
1st 2nd 3it * * * * * Image: state in the state in	Deschieren des			Controls by Story	
Dwelling Unit Density\$\$ 102, 207I unit per 600 square foot lot area, or the density permitted nearest R District, whichever is greater. No density limit b 	Residential	Uses	1st	2nd	3rd+
Dwelling Unit Density§§ 102, 207nearest R District, whichever is greater. No density limit b area. Density restricted by physical envelope controls of he bulk, setbacks, open space, exposure and other applicable of this and other Codes, as well as by applicable design gut applicable elements and area plans of the General Plan, and design review by the Planning Department.Group Housing Density§2081 bedroom per 210 square foot lot area, or the density per the nearest R District, whichever is greater. No density limit area. Density restricted by physical envelope controls of he bulk, setbacks, open space, exposure and other applicable of this and other Codes, as well as by applicable design gut applicable elements and area plans of the General Plan, and design review by the Planning Department.Senior Housing Density§§ 102, 202.2(f), 207Pup to twice the number of Dwelling Units otherwise perm a Principal Use in the district and meeting all the requirem \$ 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permited as a Principal Use in the district and real all requirements of \$ 202.2(f)(1), except for \$ 202.2(f)(1)(H related to location. No density limit by lot area. Density re by physical envelope controls of this and other Co well as by applicable design guidelines, applicable element area plans of the General Plan, and design review by the Planning the distinct and re exposure and other applicable controls of this and other C well as by applicable design guidelines, applicable element area plans of the General Plan, and design review by the Plan	* * * *				
Group Housing Density§208the nearest R District, whichever is greater. No density lim area. Density restricted by physical envelope controls of he bulk, setbacks, open space, exposure and other applicable of this and other Codes, as well as by applicable design gu applicable elements and area plans of the General Plan, and design review by the Planning Department.* * * **Senior Housing Density§§ 102, 202.2(f), 207Senior Housing Density§§ 102, 202.2(f), 207Senior Housing DensitySenior a Principal Use in the district and meeting all the requirem § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and real all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(H related to location. No density limit by lot area. Density re by physical envelope controls of height, bulk, setbacks, open exposure and other applicable controls of this and other C well as by applicable design guidelines, applicable element area plans of the General Plan, and design review by the F	Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in nearest R District, whichever is greater. No density limit by lo area. Density restricted by physical envelope controls of heigh bulk, setbacks, open space, exposure and other applicable con of this and other Codes, as well as by applicable design guide applicable elements and area plans of the General Plan, and design review by the Planning Department.		
Senior Housing Density§§ 102, 202.2(f), 207Pup to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirem \$ 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted as a Principal Use in the district and meeting Units otherwise permitted use of \$ 202.2(f)(1). C up to twice the number of \$ 202.2(f)(1). Principal Use in the district and meeting Use in the district and the permitted use in the district and use in the	Group Housing Density	§208	1 bedroom per 210 square foot lot area, or the density permitte the nearest R District, whichever is greater. No density limit be area. Density restricted by physical envelope controls of heigh bulk, setbacks, open space, exposure and other applicable com of this and other Codes, as well as by applicable design guides applicable elements and area plans of the General Plan, and design review by the Planning Department.		
Senior Housing Density§§ 102, 202.2(f), 207a Principal Use in the district and meeting all the requirem \$ 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and r all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(1) related to location. No density limit by lot area. Density re- by physical envelope controls of height, bulk, setbacks, oper exposure and other applicable controls of this and other C well as by applicable design guidelines, applicable element area plans of the General Plan, and design review by the F	* * * *				
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* * * *			<u>Department.</u>		

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4	SEC.	740. MISSION BERNAL I	NEIGHBORHOOD		ISTRICT.	
5	* * *	* *				
6	Table 74	0. MISSION BERNAL NE	IGHBORHOOD C CONTROL TABLE		FRICT ZONING	
7				Mission Bernal NC)	
8	Zoning Category	§ References		Controls		
9	* * * *	I	1			
10	RESIDENT	TAL STANDARDS AND U	ISES			
11	* * * *					
12	Residential	lises	Controls by Story			
13			1st	2nd	3rd+	
-	* * * *					
14 15 16 17 18	Dwelling Unit Density	§§ 102, 207	permitted in the ne No density limit by envelope controls exposure and other Codes, as well as l applicable element and design review	are foot lot area, or the arest R District, which lot area. Density rest of height, bulk, setback r applicable controls by applicable design of the stand area plans of the by the Planning Depe	chever is greater. stricted by physical cks, open space, of this and other guidelines, he General Plan, artment.	
19 20 21 22 23	Group Housing Density	§208	permitted in the net No density limit by envelope controls exposure and other Codes, as well as l applicable element	Square foot lot area, arest R District, which lot area. Density res of height, bulk, setback r applicable controls by applicable design y s and area plans of the by the Planning Depe	chever is greater. stricted by physical cks, open space, of this and other guidelines, he General Plan,	
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Senior Housing Density	§§ 10	02, 202.2(f), 207	permitted the require number of Principal of § 202.2 location. <u>1</u> physical e space, exp other Cod applicable	ements of § 202.2 Dwelling Units Use in the distric (f)(1), except for No density limit b nvelope controls posure and other es, as well as by pelements and an	f Dwelling Units of se in the district an 2(f)(1). C up to twid otherwise permitted st and meeting all r § 202.2(f)(1)(D)(iv og lot area. Density of height, bulk, set applicable control. applicable design g rea plans of the Gen	ad meeting all ce the d as a requirements c), related to prestricted by backs, open s of this and guidelines, neral Plan,
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* * :	* *	OLE VALLEY NEI				
		С	ONTROL	TABLE		
					Cole Valley	
Zoning Category § References				Contro	IS	
* * * *						
	FIAL S	TANDARDS AND U	SES			
RESIDENT	FIAL S	TANDARDS AND U	SES	C	ontrols by Story	
RESIDENT		TANDARDS AND U	SES	C 1st	ontrols by Story 2nd	3rd+
RESIDENT		TANDARDS AND U	SES		ontrols by Story 2nd	3rd+

1			area plans of the General Plan, and design review by the Planning Department.
2 3 4 5 6 7	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. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
8	* * * *		
9 10 11 12 13 14 15 16 17	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. <u>No</u> density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
18	* * * *		
19 20 21 22 23	* * * *	WER HAIGHT STREET I	T NEIGHBORHOOD COMMERCIAL DISTRICT. NEIGHBORHOOD COMMERCIAL DISTRICT ONTROL TABLE
24			Lower Haight Street NCD
25	LR		-

1	Zoning Category	§ References		Controls			
2	* * * *						
3	RESIDENTI	AL STANDARDS AND USE	S				
4	* * * *						
5	Residential	Uses	Controls by Story				
6	* * * *		1st	2nd	3rd+		
	* * * *						
7 8 9 10 11 12 13	Dwelling Unit Density	§§ 102, 207	permitted in the net greater. No densit restricted by physi bulk, setbacks, ope applicable control as by applicable d elements and area design review by the 1-bedroom per 275	are foot lot area, or earest R District, why is limit by lot area. If cal envelope contro en space, exposure of s of this and other Of lesign guidelines, ap plans of the Genero he Planning Depart 5 square foot lot are in the nearest R Dis	tichever is Density Density Dis of height, and other Codes, as well Oplicable al Plan, and Comment. Comment.		
14 15 16 17	Group Housing Density	§208	density permitted in the nearest R District, whichever is greater. No density limit by lot area Density restricted by physical envelope controls height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes well as by applicable design guidelines, applicab elements and area plans of the General Plan, an design review by the Planning Department.		by lot area. be controls of posure and other Codes, as es, applicable al Plan, and		
18	* * * *						
 19 20 21 22 23 24 25 	Senior Housing Density	§§ 102, 202.2(f), 207	otherwise permittee and meeting all the up to twice the nur permitted as a Prin meeting all require § 202.2(f)(1)(D)(iw limit by lot area. I envelope controls space, exposure an and other Codes, o	umber of Dwelling ed as a Principal Us e requirements of § mber of Dwelling Us ncipal Use in the di ements of § 202.2(f) y), related to locatio of height, bulk, setb of height, bulk, setb nd other applicable as well as by applica able elements and a	te in the district 202.2(f)(1). C nits otherwise strict and (1), except for on. <u>No density</u> on. <u>No density</u> <u>No den</u>		

		<u>General Plan, an</u> Department.	nd design review by	the Planning	
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	* * 745. INNER TARAVAL 5. INNER TARAVAL ST	REET NEIGHBORH	OOD COMMERCI		
	ZON	ING CONTROL TAE	BLE ner Taraval Street	NCD	
Zoning Category	§ References		Controls		
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	FIAL STANDARDS AND	USES			
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Residential	Uses		Controls by Story		
		1st	2nd	3rd+	
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Group Housing Density	§208	density permitt whichever is gr Density restric height, bulk, se other applicabl well as by appl elements and a	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 are Density restricted by physical envelope controls height, bulk, setbacks, open space, exposure and other applicable controls of this and other Code well as by applicable design guidelines, applica elements and area plans of the General Plan, an design review by the Planning Department.		

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1 2 3			<i>P up to twice the number of Dwelling Units</i> <i>otherwise permitted as a Principal Use in the</i> <i>district and meeting all the requirements of §</i> 202.2(f)(1). C up to twice the number of Dwelling
4	Senior		202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the
5			district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related
6	Housing Density	§§ 102, 202.2(f), 207	to location. No density limit by lot area. Density
7			<u>restricted by physical envelope controls of height,</u> <u>bulk, setbacks, open space, exposure and other</u> <u>applicable controls of this and other Codes, as well</u>
8			as by applicable design guidelines, applicable elements and area plans of the General Plan, and
9			design review by the Planning Department.
10	* * * *		
11	* * *	* *	
12			
13	Soctic	on 5 Effective Date. This ardi	nance shall become effective 30 days after
14			
15			ayor signs the ordinance, the Mayor returns the
16		-	dinance within ten days of receiving it, or the Board
17	of Superviso	rs overrides the Mayor's veto o	of the ordinance.
18	Sectio	on 6. Scope of Ordinance. In	enacting this ordinance, the Board of Supervisors
	intends to an	nend only those words, phrase	es, paragraphs, subsections, sections, articles,
	numbers, pu	nctuation marks, charts, diagra	ams, or any other constituent parts of the Municipal
21	Code that are	e explicitly shown in this ordina	ance as additions, deletions, Board amendment
22	additions, an	d Board amendment deletions	in accordance with the "Note" that appears under
23	the official tit	le of the ordinance.	
24			
25			

1	Section 7. At the time of introduction of this ordinance, the ordinance in Board of
2	Supervisor's File No. 230446 had been approved by the Board of Supervisors at two regularly
3	scheduled meetings of the Board, and had been presented to the Mayor for
4	signature. Section 3 of the ordinance in Board of Supervisor's File No. 230446 added
5	Planning Code Section 249.97, the Priority Equity Geographies Special Use
6	District. Section 3 of this ordinance amends Section 249.97 and treats that section as existing
7	text in plain Arial font, with additions shown in single-underline italic Times New Roman font
8	and deletions in strikethrough italic Times New Roman font.
9	
10	APPROVED AS TO FORM:
11	DAVID CHIU, City Attorney
12	By: <u>/s/ Audrey Pearson</u>
13	AUDREY PEARSON Deputy City Attorney
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