**BOARD of SUPERVISORS** 



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# MEMORANDUM

Date:December 20, 2023To:Planning Department/Planning CommissionFrom:John Carroll, Assistant Clerk, Land Use and Transportation CommitteeSubject:Board of Supervisors Legislation Referral - File No. 230734 - SUBSTITUTED<br/>Planning Code - Density Calculation in RC, RTO, NC, and Certain Named NCDs

California Environmental Quality Act (CEQA) Determination (California Public Resources Code, Sections 21000 et seq.)

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

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

FILE NO. 230734

1	Planning Code - Density Calculation in RC, RTO, NC, and Certain Named NCDs]						
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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	ocated 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	indings 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. Asterisks (* * * *) indicate the omission of unchanged Code						
15	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 and is incorporated herein by reference. The Board affirms this						
24	determination.						
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1 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_, 2 adopted findings that the actions contemplated in this ordinance are consistent, on balance, 3 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 4 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference. 5 6 (c) Pursuant to Planning Code Section 302, the Board of Supervisors find that this 7 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in 8 Planning Commission Resolution No. \_\_\_\_\_, and incorporates such reasons by this 9 reference thereto. A copy of said resolution is on file with the Clerk of the Board of 10 Supervisors in File No. \_\_\_\_\_. 11 12 Section 2. Article 2 of the Planning Code is hereby amended by revising Sections 207, 13 208, 209.3, and 209.4 to read as follows: 14 SEC. 207. DWELLING UNIT DENSITY LIMITS. 15 16 (a) **Applicability.** The density of Dwelling Units permitted in the various Districts shall 17 be as set forth in the Zoning Control Table for the district in which the lot is located. The term 18 "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, <u>and where density shall is not be</u>limited 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 Plan and design review by the Planning Department. 24 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. 4 In Numerical Density Limit Districts districts that establish a maximum dwelling unit density, the 5 following rules shall apply in the calculation of dwelling unit density under this Code: 6 (1) A remaining fraction of one-half or more of the minimum of lot area per 7 Dwelling Unit shall be adjusted upward to the next higher whole number of Dwelling Units. 8 (2) Where permitted by this Code, two or more of the dwelling and other 9 housing uses specified in the Code may be located on a single lot, either in one structure or in 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 the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, Article 22 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

than one Bedroom for each two beds. Where the actual number of beds exceeds an average
of two beds for each Bedroom, each two beds shall be considered equivalent to one

- 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 10 Guidelines in RTO Districts, other applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. For Homeless 11 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:

1	RC-3 Districts: <i>Medium Density</i> . These Districts provide for <u>Residential uses</u> a mixture of					
2	medium-density Dwellings similar to those in RM-3 Districts, with supporting Commercial uses.					
3	Open spaces are re	quired for Dwelli	ngs in the same manne	r as in RM-3 Districts, except that		
4	rear yards need not	be at ground lev	el and front setback are	eas are not required.		
5	RC-4 District	s: <i>High Density</i> .Tl	hese Districts provide fo	or <u>Residential uses<del>a mixture of high-</del></u>		
6	density Dwellings sim	ilar to those in RM	4-4 Districts with support	ting 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 ar	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	Residential Uses					
17						
18 19	<del>Residential Density,</del> <del>Dwelling Units (7)</del>	<del>§ 207</del>	<del>3 units per lot or up to</del> <del>one unit per 400 square</del> <del>feet of lot area.</del>	<del>3 units per lot or up to one unit per</del> <del>200 square feet of lot area. No</del> density limits in the Van Ness SUD <del>(§ 243). (8)</del>		
20						
21 22 23	<u>Residential Density,</u> <u>Dwelling Unit (7)</u>	<u>§ 207</u>	envelope controls of heig exposure and other appli Codes, as well as by appl	ea. Density restricted by physical ht, bulk, setbacks, open space, cable controls of this and other licable design guidelines, applicable of the General Plan, and design Department. (8)		

1 2 3 4 5			permitted as a principal i requirements of Section § 202.2(f)(1)(D)(iv), related No density limit by lot are envelope controls of heig exposure and other applie Codes, as well as by appl	d to location. 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
6 7	<del>Residential Density,</del> Group Housing	<del>§ 208</del>	1 0	<del>P up to one bedroom for every 70</del> square feet of lot area (9).
8 9 10 11	<u>Residential Density,</u> <u>Group Housing</u>	<u>§ 208</u>	envelope controls of heig exposure and other applie Codes, as well as by appl	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 epartment. (9)
12	* * * *			

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- (8) *Except for lots also within the Van Ness Special Use District, in the Priority Equity*
- 17 Geography Special Use District established by Planning Code Section 249.97, P up to three units per
- 18 lot or up to one unit per 400 square feet of lot area, whichever is higher, in RC-3 Districts; P up to
- 19 three units per lot or up to one unit per 200 square feet of lot area, whichever is higher, in RC-4
- 20 Districts. For purposes of this calculation, a Dwelling Unit in this district containing no more than 500
- 21 square feet of net floor area and consisting of not more than one habitable room in addition to a
- 22 kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.
- 23 (9) *Except for lots also within the Van Ness Special Use District, in the Priority Equity*
- 24 Geography Special Use District established by Planning Code Section 249.97, P up to one bedroom for
- 25 every 140 square feet of lot area in RC-3 Districts; P up to one bedroom for every 70 square feet of lot

1	area in RC-4 Districts; and C required if the Group Housing is affiliated with and operated by a
2	Hospital or an Institutional Educational Use as defined in Section 102.

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

6 These Districts are intended to recognize, protect, conserve, and enhance areas 7 characterized by a mixture of houses and apartment buildings, covering a range of densities 8 and building forms. RTO and RTO-M Districts are composed of multi-family moderate-density 9 areas, primarily areas formerly designated RM and RH-3, and are well served within short 10 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 11 12 lines serving different parts of the City or region. Limited small-scale neighborhood-oriented 13 retail and services is common and permitted throughout the neighborhood on Corner Lots 14 only to provide goods and services to residents within walking distance, but the districts are otherwise residential. Only retail compatible with housing, generally those permitted in NC-1 15 16 Districts, is permitted and auto-oriented uses are not permitted. Hours of operation are 17 restricted and off-street parking is not permitted for these very locally-oriented uses.

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# Table 209.4ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M				
* * * *							
RESIDENTIAL STANDARDS AND USES * * * *							
Residential Uses							

11 $             design review by the Planning Department. (8)         $ 12 $             \frac{Pup to twice the number of dwelling timits otherwise permitted as a principal use in the district; C density not limited by lot area, but by the explicable requirements and limitations             elsewhere in this Code, including but not limited permitted height and bulk, and required setbacks, exposure, and open space, exposure, and open space of each lot percel, along with Residential Design             Gensity restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other          20              202.2(f)    $					
2       4         3       No density limit by lot area.         4       No density limit by lot area.         5       Example of the second seco	1			· · ·	
<ul> <li>a</li> <li>a</li> <li>b</li> <li>a</li> <li>c</li> <li>a</li> <li>a</li> <li>b</li> <li>c</li> <li>c&lt;</li></ul>	2			1 0 0	
4     area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other Density, Dwelling Units (7)     No density limit <u>by lot area</u> . Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each <u>lot</u> parced, along with Residential Design Guidelines.       9     9       10     11       11     12       12     13       13     Pup to twice the Planning Departments (8)       14     15       15     16       16     17       18     Senior Housing Density       20     202.2(f)       21     202.2(f)       22     202.2(f)       23     202.2(f)					
4       by physical envelope controls of height, bulk, setbacks, open space.       No density limit by lot area.         6       Residential Density, Dwelling Units (7)       \$ 207       Setbacks, open space.       Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.         9       0       Image: Setbacks and setbacks and and open space of each lot parcel, along with Residential Design Guidelines.         10       11       12       13         11       12       13       Image: Setbacks and setbacks and area plans of the General Plan, and design review by the Planning Department.       14         12       13       Image: Setbacks and setb	3				
5       Residential Density, Dwelling Units (7)       \$ 207       Sethacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable detines, and area plans of the design guidelines.       Density limit by lot area.         9	4				
6       Residential Density, Dwelling Units (7)       § 207       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.       Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each <u>lot</u> parced, along with Residential Design Guidelines.         10       11       Pup to twice the Planning Department.       Density is regulated by the required setbacks, exposure, and open space of each <u>lot</u> parced, along with Residential Design Guidelines.         13       Pup to twice the number of dwelling units otherwise permitted as a principal use in the district; C density not limited by tor area. but by the applicable requirements and limitations design guidelines, when the applicable requirements and limitations design guidelines, exposure, and open space of each <u>lot parced, along with Residential Design Guidelines.         19       Senior Housing Density       §§ 102, 202.2(f)       Senior Housing physical envelope controls of height, bulk, setbacks, open space, exposure and other       No density limit <u>by lot area</u>. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each <u>lot parced, along with Residential Design Guidelines.   </u></u>	Б				No density limit <u>by lot area</u> .
Density, Dwelling Units (7)§ 207applicable 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)required setbacks, exposure, and open space of each lot parced, along with Residential Design Guidelines.1011200200112002001220020013Pup to twice the number of dwelling weint de district; C density not limited by lot area, but by the applicable requirements and limitationsNo density limit by lot area. Density is regulated by the applicable requirements and limitations elsewhere in this Code, open space exposure, unit mix and relevant design guidelines. No density limit by lot area.19Density§§ 102, 202.2(f)202.2(f)21202.2(f)202.2(f)222324					Density is regulated by the
7       Units (7)       this and other Codes, as well as by applicable design guidelines, and open space of each lot parcel, along with Residential Design Guidelines.         9       applicable elements and area plans of the General Plan, and design review by the Planning Department.         10       general Plan, and design review by the Planning Department.         11       (8)         12       (8)         13       Pup to twice the mumber of dwelling units otherwise permitted as a principal use in the district; C density not limited by the applicable requirements and limitations elsewhere in this Code, including but not limited height and bulk, and to height, bulk, setbacks, open space of each lot parcel, along with Residential Design Guidelines.         19       Density         20       202.2(f)         21       202.2(f)         22       Density restricted by physical envelope controls of height, bulk, setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.         23       explored the envelope controls of height, bulk, setbacks, open space.         24       explored the met and height controls of height, bulk, setbacks, open space.	6		8 207		
8       design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. [8]       Design Guidelines.         10       General Plan, and design review by the Planning Department. [8]       Design Guidelines.         11       Pup to twice the Planning Department. [8]       No density limit by lot area. Density is regulated by the applicable requirements and limitations         15       No density limit by lot area. Density is regulated by the applicable requirements and limitations         18       Senior Housing Density       §§ 102, 202.2(f)         20       Senior Housing Density is regulated by the applicable requirements and limitations         20       Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each <u>lot parcel</u> , along with Residential Design Guidelines.         21       Density restricted by physical envelope controls of height, bulk, setbacks, exposure and other	7		3 201	v	
9       area plans of the general Plan, and design review by the Planning Department. [8]       Design Guidelines.         11       Pup to twice the Planning Department. [8]       No density limit by lot area.         13       Pup to twice the pumber of dwelling units otherwise permitted as a principal use in the district; C density not limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix and relevant design guidelines. No density limit by lot area.       No density limit by lot area.         20       20       20.2.2(f)       Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other       No density limit by lot area.	8				
9       area plans of the General Plan, and design review by the Planning Department.         11       Planning Department.         12       18         16 <i>permitted as a principal use in the district;</i> <i>C density nor limited by the applicable requirements and limitations elsewhere in this Code, including but not limited by the including but not limited height and bulk, and to height, bulk, setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.         20       21         23       24   </i>					Design Guidelines.
11       design review by the Planning Department. (8)         12       Pup to twice the Planning Department. (8)         13       Pup to twice the number of dwelling units otherwise permitted as a principal use in the district; C density not limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, exposure, and open space of each <u>lot parcel</u> , along with Residential Design Guidelines.         20       20         21       202.2(f)         23       Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other	9				
11       Planning Department.         12       (8)         13       Pup to twice the number of dwelling units otherwise permitted as a principal use in the district;         14 <i>permitted as a principal use in the district;</i> 16 <i>permitted as a principal use in the district;</i> 17 <i>bit area, but by the applicable requirements and limitations</i> 18       Senior Housing <i>Density</i> 20       Senior Housing <i>Density</i> 21       20         21 <i>consity is regulated by the area, open space, exposure, unit mix and relevant design guidelines. No density limit by lot area, along with Residential Design Guidelines. No density limit Design Guidelines.         22       <i>Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, exposure and other</i> </i>	10				
12       (8)         13       Pup to twice the number of dwelling units otherwise permitted as a principal use in the district;         14       Is         15 <i>ensity not limited by lot area, but by the applicable requirements and limitations</i> 16 <i>by lot area, but by the applicable requirements and limitations</i> 18       Senior Housing <i>Density</i> 20       \$\$ 102, 202.2(f)         21 <i>bensity limit by lot area, by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix and relevant design guidelines. No density limit by lot area, but by lot area, but by the applicable required setbacks, exposure, and open space of each <u>lot parcel, along with Residential Design Guidelines. No density limit by lot area, by physical envelope controls of height, bulk, setbacks, open space, exposure and other   </u></i>	11				
13Pup to twice the number of dwelling units otherwise permitted as a principal use in the district; C density not limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix and relevant density limit by lot area.No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space, exposure, unit mix and relevant density limit by lot area.13141516161718Senior Housing Density19Senior Housing Density20§§ 102, 202.2(f)21202.2(f)21202.2(f)22Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other2324	10				
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<ul> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>19</li> <li>19</li> <li>19</li> <li>19</li> <li>20</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> &lt;</ul>	15				
<ul> <li>17</li> <li>18</li> <li>19</li> <li>10</li> &lt;</ul>					
<ul> <li>17</li> <li>18</li> <li>18</li> <li>19</li> <li>10</li> <li>19</li> <li>10</li> &lt;</ul>	16			•	
<ul> <li>18</li> <li>Senior Housing <u>Density</u></li> <li>20</li> <li>20</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>24</li> <li>Senior Housing <u>Density</u></li> <li>§§ 102, 202.2(f)</li> <li>alog but not limited to height, bulk, setbacks, exposure, and open space of each <u>lot parcel</u>, along with Residential Design Guidelines. <u>No</u> <u>density limit by lot area.</u> <u>Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other</u></li> </ul>	17			applicable requirements and limitations	No density limit <u>by lot area</u> .
19Senior Housing Density§§ 102, 202.2(f) <i>including but not limited</i> to height, bulk, setbacks, open space, exposure, unit mix and relevant design guidelines. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and otherpermitted height and bulk, and required setbacks, exposure, and open space of each lot parcel, along with Residential Design Guidelines.19Senior Housing DensityS§ 102, 202.2(f)including but not limited to height, bulk, setbacks, open space, exposure, along with Residential Design Guidelines.20Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and otherGuidelines.	18			elsewhere in this Code.	Density is regulated by the
20 20 21 22 23 24 20 20 21 22 24 20 20 20 20 20 20 20 20 20 20		Senior Housing	§§ 102,	<i>including but not limited</i>	permitted height and bulk, and
20unit mix and relevant design guidelines. No density limit by lot area.along with Residential Design21density limit by lot area. Density restricted by physical envelopeGuidelines.23controls of height, bulk, setbacks, open space, exposure and othersetbacks, open space, exposure and other	19	<u>Density</u>	202.2(f)		open space of each <i>lot <del>parcel</del></i> ,
21     density imit by lot area.       22     Density restricted by       23     controls of height, bulk,       24     setbacks, open space,       24     exposure and other	20				along with Residential Design
22       Density limit by lot area.         22       Density restricted by         physical envelope       physical envelope         23       controls of height, bulk,         24       setbacks, open space,         exposure and other	21			0 0	Guidelines.
23     23       24     24	າາ				
24 <u>setbacks, open space,</u> <u>exposure and other</u>				physical envelope	
24 <u>exposure and other</u>	23				
	24				
25 <u>applicable controls of</u>				1 <u>+ · · · · · · · · · · · · · · · · · · </u>	

1			<i>this and other Codes, as</i> well as by applicable			
2			design guidelines,			
3			applicable elements and area plans of the			
			<u>General Plan, and</u>			
4			<u>design review by the</u>			
5	Residential	\$ 200	<u>Planning Department.</u>	Density is regulated by the		
6	Density, Group	§ 208		r <u>ea</u> . Density is regulated by the ulk, and required setbacks,		
7	Housing		exposure, and open sp	ace of each <i>lot parcel</i> , along with		
8	* * * *		Residential Design Gui	delines.		
9						
	<u>* * * *</u>					
10	(8) <u>In the Prie</u>	ority Equity Geog	raphy Special Use District	established by Planning Code		
11	<u>Section 249.97, P up t</u>	o one unit per 600	0 square feet of lot area. C	above per criteria of Section 207(a).		
12	With Conditional Us	e authorization,	for purposes of this calc	ulation, a Dwelling Unit in this		
13	district containing no	o more than 500	square feet of net floor	area and consisting of not more		
14	than one habitable r	oom in addition	to a kitchen and a bathro	com may be counted as equal to		
15	three-quarters of a [	Dwelling Unit.				
16	<u>* * * *</u>					
17						
18	Section 3. A	rticle 2 of the Pla	anning Code is hereby a	mended by revising Section		
19	249.97 to read as fo	llows:				
20						
21	SEC. 249.97	. PRIORITY EQ		SPECIAL USE DISTRICT.		
22	(a) General.	A Special Use	District entitled the Prior	ity Equity Geographies Special		
23	Use District (SUD) is	s hereby establis	shed, the boundaries of	which are designated on Sectional		
24	Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of					
25	the City and County					
	,					

1	(b) <b>Purpose</b> . The Priority Equity Geographies SUD is comprised of areas or
2	neighborhoods with a higher density of vulnerable populations. The 2022 Update of the
3	Housing Element of the General Plan (2022 Housing Element) identifies several
4	neighborhoods in the City that qualify as Priority Equity Geographies, based on the
5	Department of Public Health's Community Health Needs Assessment. The 2022 Housing
6	Element encourages targeted direct investment in these areas and identifies them as
7	requiring improved access to well-paid jobs and business ownership; where the City needs to
8	expand permanently affordable housing investment; where zoning changes must be tailored
9	to serve the specific needs of the communities that live there; and where programs that
10	stabilize communities and meet community needs need to be prioritized. The purpose of the
11	Priority Equity Geographies SUD is to help implement the goals and policies outlined in the
12	2022 Housing Element.
13	(c) Controls. Except as provided in this Section 249.97, and as set forth in Sections 311 and
14	317, In addition to all other applicable provisions of the Planning Code shall apply, the specific
15	controls applicable in the Priority Equity Geographies SUD. are set forth in Sections 311 and 317.
16	(d) Density. Within the Priority Equity Geographies SUD, maximum residential densities on
17	lots in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial
18	(NC), and Named Neighborhood Commercial Districts are governed by a maximum Dwelling Unit per
19	lot or lot area, as set forth in the control tables for those districts. This subsection (d) shall not apply to
20	Residential Transit Oriented-Mixed (RTO-M) districts and the following districts:
21	(1) The Excelsior Outer Mission Neighborhood Commercial District (Planning Code Section
22	<u>720);</u>
23	(2) the Polk Street Neighborhood Commercial District (Planning Code Section 723); or
24	(3) the Van Ness Special Use District (Planning Code Section 243).
25	

1 Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702, 2 710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 723, 724, 725, 726, 727, 728, 729, 730, 3 731, 732, 733, 734, 735, 736, 738, 739, 740, 742, 743, and 745 to read as follows: 4 SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS. 5 6 The following classes of districts are established for Neighborhood Commercial 7 Districts. 8 (a) Neighborhood Commercial and Neighborhood Commercial Transit Districts. 9 The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in Section 201 of this Code, are established for the purpose of implementing the Commerce and 10 Industry element and other elements of the General Plan, according to the objective and 11 12 policies stated therein. Description and Purpose Statements outline the main functions of 13 each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning 14 Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. 15 16 The description and purpose statements and land use controls applicable to each of 17 the general and individual area districts are set forth in this Code for each district class. The 18 boundaries of the various Neighborhood Commercial and Neighborhood Commercial Transit Districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code, 19 20 subject to the provisions of that Section. 21 (1) Neighborhood Commercial Districts. Neighborhood Commercial Districts 22 are low to high density mixed-use neighborhoods of varying scale established around 23 historical neighborhood commercial centers. The Neighborhood Commercial Districts are intended to support neighborhood-serving uses on the lower floors and housing above. These 24

25 Districts tend to be linear commercial corridors, but may also include small clusters of

commercial activity in Residential Districts. Individually named Neighborhood Commercial
 Districts are intended to provide for more targeted residential and commercial controls to fit
 the needs of their respective neighborhoods.

(2) Neighborhood Commercial Transit Districts. Neighborhood Commercial 4 5 Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of 6 varying scale concentrated near transit services. The Neighborhood Commercial Transit 7 Districts are mixed use districts that support neighborhood-serving commercial uses on lower 8 floors and housing above. These districts are well-served by public transit and aim to 9 maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit 10 11 stations, or broader areas where transit services criss-cross the neighborhood. Housing 12 density is limited not by lot area, but by the regulations on the built envelope of buildings, 13 including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, 14 including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from 15 16 building accessory off-street parking in order to preserve the pedestrian-oriented character of 17 the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, 18 garage entries) to off-street parking and loading on critical stretches of commercial and transit 19 streets to preserve and enhance the pedestrian-oriented character and transit function. 20

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- 21

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

23

24

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

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

Zoning Catego	ry	§ References	Co	ntrols		
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *		-				
Residential Use	es		Controls by Story	/		
		1st	2nd	3rd+		
* * * *	00.400	I				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning C 207(c)(6).	Code Sections 20	)7(c)(4) and		
Dwelling Unit Density	§§ 102, 207	1 unit per 800 sc permitted in the greater. <u>(4)</u>				
o		1 bedroom per 2				
Group Housing Density	g §208	density permitted in the nearest R District, whichever is greater. (4)				
			<u></u>			
* * * *						
		P up to twice the otherwise permit				
		otherwise permitted as a Principal Use in the district and meeting all the requirements of §				
Senior Housin	g §§102, 202.2(f),		202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in			
Density	207	the district and n	ements of §			
		202.2(f)(1), exce to location. (4)	pt 101 8 202.2(1)(			
* * * *	*					
(4) Outsid	de of the Priority Equity G	eography Special Us	e District establis	hed by Planning		
	o density limit by lot area					
bulk, setbacks, o <u>p</u>	pen space, exposure and o	ther applicable contr	ols of this and oth	er Codes, as well		

<u>by applicable desig</u>	<u>gn guidelines, app</u>	licable elements and	area plans of the Ge	neral Plan, and des	
review by the Plan	ning Department.				
* * * *					
SEC. 711.	NC-2 – SMALL	-SCALE NEIGHBC		RCIAL DISTRICT	
* * * *					
Table		ALE NEIGHBORH ZONING CONTROI		AL DISTRICT NC	
			٢	NC-2	
Zoning Category	1	§ References	Co	ontrols	
* * * *					
RESIDENTIAL S	STANDARDS AN	ID USES			
* * * *					
Residential Uses		Controls by Story			
		1st	2nd	3rd+	
* * * *					
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning C	ode Sections 207(	c)(4) and 207(c)(6	
Dwelling Unit Density	§§ 102, 207		uare foot lot area, nearest R District, v		
Group Housing Density§ 2081 bedroom per 275 square foot lot area, or the densit permitted in the nearest R District, whichever is great $(3)$					
* * * *					
Senior Housing Density		permitted as a Pr all the requirement	number of dwellin incipal Use in the nts of § 202.2(f)(1) ng units otherwise	district and meetin . C up to twice the	

1				ents of § 202.2(f)(1), exce )(D)(iv), related to locatio				
2			202.2(1)(	(2)(10), folated to locate	<u>107</u>			
3								
4	* * * *							
5	(3) <del>[N</del>	ote deleted.] (	Outside of the Priority	Equity Geography Special	Use District established			
6	<u>by Planning C</u>	Code Section 2	249.97, no density lim	it by lot area. Density restric	ted by physical envelope			
7	<u>controls of he</u>	ight, bulk, set	backs, open space, ex	posure and other applicable	controls of this and other			
8	<u>Codes, as wel</u>	l as by applic	able design guideline.	s, applicable elements and a	rea plans of the General			
9	<u>Plan, and des</u>	ign review by	the Planning Departr	nent.				
10	* * * *							
11		SEC. 712. N	IC-3 – MODERATE	SCALE NEIGHBORHOO	D COMMERCIAL			
12			DI	STRICT.				
13	* * :	* *						
14	Table	e 712. MODI	ERATE-SCALE NE		RCIAL DISTRICT NC-			
15				ONTROL TABLE				
16				NC-3	3			
17	Zoning Category	§ Reference	es	Contro	bls			
18	* * * *							
19	RESIDENTI	RESIDENTIAL STANDARDS AND USES						
20	* * * *							
21	Residential Uses			Controls by Story				
22	* * * *		1st	2nd	3rd+			
23	Accessory							
24 25	Accessory         §§ 102,           Dwelling         207(c)(4),           Unit         207(c)(6)		P per Planning Co	de Sections 207(c)(4) and	d 207(c)(6).			

1 2	Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. $(10)$			
3 4	Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R, whichever is greater. $(10)$			
5	* * * *					
6 7 8 9 10	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. (10)			
11 12	* * * *					
13	(10)	Note delated	- <u>Outside of the Priority Equity Geography Special Use District established</u>			
14			49.97, no density limit by lot area. Density restricted by physical envelope			
15			acks, open space, exposure and other applicable controls of this and other			
16	<u>Codes, as wel</u>	l as by applica	ble design guidelines, applicable elements and area plans of the General			
17	<u>Plan, and des</u>	ign review by t	the Planning Department.			
18 19	* * * *					
20	SEC.	713. NC-S –	NEIGHBORHOOD COMMERCIAL SHOPPING CENTER			
21	DISTRICT.					
22	* * * *					
23						
24	Table 713	3. NEIGHBO	RHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE			
25			NC-S			

1	Zoning Category	§ References	Controls						
2	* * * *								
3	RESIDENTI	RESIDENTIAL STANDARDS AND USES							
4	* * * *	* * * *							
5	Residential	Controls by Story							
6	* * * *		1st	2nd	3rd+				
7 8	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. $(1)(2)(4)$						
9 10 11	Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.(1) (2)						
12	* * * *								
13 14 15 16	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)						
17 18	* * '	* *							
19	(2) <del>[N</del>	ote deleted.] <u>O</u>	utside of the Priority Equ	uity Geography Special U	Use District established				
20	by Planning C	Code Section 24	9.97, no density limit by	lot area. Density restric	ted by physical envelope				
21	<u>controls of he</u>	ight, bulk, setbo	acks, open space, exposu	re and other applicable	controls of this and other				
22	<u>Codes, as wel</u>	l as by applical	ble design guidelines, ap	plicable elements and ar	ea plans of the General				
23	<u>Plan, and des</u>	Plan, and design review by the Planning Department.							
24	* *	* *							
25									

## SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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\* \* \* \*

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

					Ca	stro Street NCD
Zoning Category § Referer			nces			Controls
* * * *						
* * * *	IAL ST	ANDARD	S AND USES			
				Controls	By Story	,
Residential	Uses		1st 2nd		d	3rd+
* * * *						
Dwelling Unit Density Group Housing Density	§§ 10 § 208	92, 207	1 unit per 600 squart the nearest R District lot area. Density rest height, bulk, setback. controls of this and of guidelines, applicable Plan, and design revUp to 1 bedroom per permitted in the near density limit by lot at controls of height, bu other applicable con applicable design gu of the General Plan, Department.	t, whichever tricted by ph s, open space other Codes, de elements of iew by the F cest R Distri rea. Density ulk, setbacks trols of this idelines, ap	r is greate nysical env e, exposur as well a and area p Planning D foot lot a ct, whiche restricted s, open spa and other plicable e	r. <u>No density limit by</u> velope controls of re and other applican s by applicable design ver is greater. <u>No</u> l by physical envelop vec, exposure and Codes, as well as by ver and area pla
* * * *						
Senior Housing Density	§§ 10 202.2	02, 2(f), 207	P up to twice the nur a Principal Use in the of § 202.2(f)(1). C up otherwise permitted meeting all requirem 202.2(f)(1)(D)(iv), re area. Density restric bulk, setbacks, open	e district and to twice th as a Princip eents of § 20 clated to loc ted by physi	nd meeting e number pal Use in 12.2(f)(1), ation. <u>No</u> cal envelo	all the requirements of dwelling units the district and except for § density limit by lot pe controls of height

		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.					
* * * *		<u> </u>		<u></u>			
SEC. 71	6. INNER CLEN	MENT STREET NE	IGHBORHOO	D COMMERC	IAL DISTRI		
* * * * <sup>*</sup> Table 7 <sup>,</sup>	6. INNER CLE	MENT STREET N ZONING CO	EIGHBORHOO NTROL TABLE		CIAL DISTR		
			Inn	er Clement St	reet		
Zoning Category	§ References	6		Controls			
* * * *			С	ontrols By Sto	ry		
Residential Use	es		C 1st	ontrols By Sto 2nd	ry 3rd+		
* * * *			151	2110	510+		
Dwelling Unit Density §§ 102, 207			density permit whichever is g area. Density envelope cont open space, ex controls of thi by applicable elements and o	square foot lot ted in the neare reater. <u>No dens</u> restricted by ph rols of height, b xposure and oth s and other Coa design guidelin area plans of th ign review by th	est R District, sity limit by la sysical ulk, setbacks er applicable les, as well a es, applicabl e General		
Group Housing Density	§ 208		Department.1 bedroom per 210 square foot lot area or the density permitted in the nearest RDistrict, whichever is greater 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				

1			applicable controls of this and other Codes, as well as by applicable design guidelines,
2			applicable elements and area plans of the
3			<u>General Plan, and design review by the</u> <u>Planning Department.</u>
4	* * * *		
5			<i>P up to twice the number of dwelling units</i> <i>otherwise permitted as a Principal Use in</i>
6			the district and meeting all the requirements of § 202.2(f)(1). C up to twice
7			the number of dwelling units otherwise
8			<i>permitted as a Principal Use in the district</i> <i>and meeting all requirements of §</i>
9	Senior Housing	§§ 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
10	Density	33 102, 202.2(1), 207	area. Density restricted by physical
11			envelope controls of height, bulk, setbacks, open space, exposure and other applicable
12			controls of this and other Codes, as well as by applicable design guidelines, applicable
13			elements and area plans of the General
14			<u>Plan, and design review by the Planning</u> Department.
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

SEC.	717. OUTER 0	CLEMENT STREET N	EIGHBORHOOD CO	MMERCIAL	
DISTRICT.					
* *	* *				
	Table 717. OU	TER CLEMENT STRI DISTRI ZONING CONTI	СТ	D COMMERCIAL	
			Outer Clement Stree	et	
Zoning Category	§ References		Controls		
RESIDENT	IAL STANDARI	JS AND USES			
		Controls By Story			
Residential	Uses	1st 2nd 3rd+			
* * * *					
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. 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.			
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.			
* * * *					
Senior Housing Density	§§ 102, 202.2(f), 207	<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 <i>permitted as a Principal Use in the district and meeting all</i>			

		-	•	2 <del>(f)(1), except for § 202.2</del> density limit by lot area.	•			
				ontrols of height, bulk, se				
		exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and						
				ral Plan, and design revi				
			artment.	<u></u>				
* * * *								
* * * *								
SEC.	718. UPPER	FILLM	ORE STREET N	EIGHBORHOOD COM	IMERCIAL			
DISTRICT.								
* * *	* *							
-	Tabla 719 I II							
			DISTRI					
			DISTRIC					
			ZONING CONTR					
			ZONING CONTR		NCD			
Zoning Category	§ Referenc		ZONING CONTR	OL TABLE	NCD			
-	§ Referenc		ZONING CONTR	OL TABLE	NCD			
Category	§ Referenc	es		OL TABLE	NCD			
Category		es		OL TABLE	NCD			
Category * * * * RESIDENTI * * * *	AL STANDA	es		OL TABLE	NCD			
Category * * * * RESIDENTI	AL STANDA	es		OL TABLE	NCD 3rd+			
Category * * * * RESIDENTI * * * *	AL STANDA	es	ZONING CONTR	OL TABLE Jpper Fillmore Street N Controls Controls				
Category * * * * RESIDENTI * * * * Residential	AL STANDA	es RDS AN	ZONING CONTR	OL TABLE Jpper Fillmore Street N Controls Controls By Story 2nd	3rd+ <i>permitted in the</i>			
Category * * * * RESIDENTI * * * * Residential * * * *	AL STANDA	es RDS AN	ZONING CONTR	Controls By Story 2nd 2nd 2nd 2nd 2nd 2nd 2nd	3rd+ permitted in the ity limit by lot area			
Category * * * * RESIDENTI * * * * Residential * * * *	AL STANDAI	es RDS AN <i>1 unit</i> <i>neares</i> Densit	ZONING CONTR         U         ND USES         1st         per 600 square foost R District, which ty restricted by phy	OL TABLE Jpper Fillmore Street N Controls Controls By Story 2nd Of 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	IAL STANDAI	es RDS AN <i>I unit</i> <i>neares</i> <u>Densit</u> <u>setbac</u>	20NING CONTR	Controls By Story 2nd 2nd 2nd 2nd 2nd 2nd 2nd 2nd 2nd 2nd	3rd+ permitted in the ity limit by lot area of height, bulk, ble controls of this			
Category * * * * RESIDENTI * * * * Residential * * * *	AL STANDAI	es RDS AN <i>1 unit</i> <i>neares</i> <u>Densia</u> <u>setbac</u> and ot	ZONING CONTR	OL TABLE Jpper Fillmore Street N Controls Controls By Story 2nd Of 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, ble controls of this guidelines,			

Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in nearest R District, whichever is greater. No density limit by lot are Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of th 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 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 p restricted by physical p space, exposure and ps, as well as by ts and area plans of		
* * * *						
* * *	*	STREET NEIGHBOR	IBORHOOD COMME			
		Haight Street NCD				
Zoning Category	§ References	-	Controls			
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Posidential			Controls By Story			
Residential L	7962	1st	2nd	3rd+		
* * * *						

1 2 3 4 5 6 7 8	Dwelling Unit Density Group Housing Density	§§ 102, 207 § 208	<ul> <li>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.</li> <li>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</li> </ul>				
-			review by the Planning Department.				
9	* * * *						
10			<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>				
11		§§ 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				
12	Senior		requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related				
13	Housing Density	202.2(f), 207	to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,				
14 15			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.				
16	* * * *						
17	L	•					
18	* * *	: *					
19	SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL						
20	) DISTRICT.						
21	* * *	: *					
22	Table 720.	EXCELSIOR	OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL				
23			DISTRICT ZONING CONTROL TABLE				
24			Excelsior Outer Mission NCD				
25							

1	Zoning Category § Refe	erences	Controls						
2	* * * *								
3	RESIDENTIAL STANDARDS AND USES								
4	* * * *								
5	Residential Uses	6	C	ontrols By Stor	гу				
6			1st	2nd	3rd+				
7	* * * *		1	C . 1 .	λ7				
8			density limit by by physical en	<del>square foot lot e</del> y lot area. Densi velope controls e	ity restricted of height,				
9	Dwelling Units	§§ 102, 207		<u>open space, exp</u> le controls of th					
10	<u>Density</u>		Codes, as well as by applicable design						
11			guidelines, applicable elements and area plans of the General Plan, and design						
12			review by the Planning Department.						
13			<i>1 bedroom per 210 square foot lot area</i> <u>No density limit by lot area. Density</u>						
14			restricted by physical envelope controls of						
15	Group Housing	§ 208	height, bulk, setbacks, open space, exposure and other applicable controls of this and						
16	<u>Density</u>	§ 200	other Codes, as well as by applicable design guidelines, applicable elements and area						
-			plans of the General Plan, and design						
17			review by the Planning Department.						
18	* * * *								
19			1	he number of dw	0				
20			1	nitted as a Princ l meeting all the	1				
21	Conior		of § 202.2(f)(1	). C up to twice	the number of				
22	Senior Housing	§§ 102, 202.2(f), 207	0	otherwise permi in the district ar					
23	<u>Density</u>		requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.						
24			No density lim	it by lot area. D	<u>ensity</u>				
25			• •	<u>hysical envelope</u> etbacks, open sp	•				

1				other Code	<u>s, as w</u>	ble controls of this and ell as by applicable design			
2					able elements and area ral Plan, and design				
3			-		ning Department.				
4	* * * *								
5									
6	* * * *								
7	SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.								
8	* * * *	* * * *							
9	Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE								
10		ZONING			1	olk Street NCD			
11	Zoning Category		§ Refere	ences		Controls			
	* * * *		0						
12	RESIDENTIAL STAN	IDARDS AND USE	S						
13	* * * *								
14	Residential Uses			Controls By Story					
15				1st	2nd	3rd+			
16	* * * *								
17 18 19 20 21	Dwelling Unit <del>s</del> <u>Density</u> §§ 102, 207		<del>perm</del> <del>grean</del> <u>restr</u> <u>bulk,</u> <u>appli</u> <u>as by</u> <u>elem</u>	1 unit per 400 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.					
22	* * * *								
23 24 25	<i>Residential Density,</i> Group Housing <u>Density</u>	§208	densi which Dens	ity permitted hever is grea ity restricted	in the t ter. <u>No</u> by phy	re foot lot area or the mearest R District, density limit by lot area. wsical envelope controls of pen space, exposure and			

				applicable controls of applicable description of a solution of the second second second second second second se		
			<u>appli</u>	cable elements and are	a plans of the General	
				Plan, and design review by the Planning Department.		
			-	to twice the number of	ē	
				wise permitted as a Pri ct and meeting all the r		
			<del>202.2</del>	<i>district and meeting all the requirements of §</i> 202.2(f)(1). C up to twice the number of Dwelling		
				<del>otherwise permitted as</del> et and meeting all requ	s a Principal Use in the irements of §	
Senior Hou	sing	§§ 102, 202.2(f),	<del>202.2</del>	2 <del>(f)(1), except for § 202</del>	.2(f)(1)(D)(iv), related	
<u>Density</u>		207		<del>cation.</del> <u>No density limit</u> icted by physical envelo		
			bulk,	setbacks, open space, e	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		
			-			
		<u>(</u>		design review by the Planning Department.		
SEC.	724. SAC	RAMENTO STREET		HBORHOOD COMM	ERCIAL DISTRICT.	
* *	* *					
Table 7	24 SACE	RAMENTO STREET	NFIGH	BORHOOD COMME	RCIAL DISTRICT	
				OL TABLE		
				Sacramento	Street NCD	
Zoning Category	Zoning Category § References			Controls		
* * * *	-					
RESIDENTI	AL STAN	DARDS AND USES				
* * * *						
Residential				Controls By Story		
TESIDEIIIIdi	0353	1st		2nd	3rd+	
* * * *						

1 2 3 4	Dwelling Unit <del>s</del> <u>Density</u>	§§ 102, 207	<i>R District, whichever is great</i> restricted by physical envelop space, exposure and other app as well as by applicable desig	area or the density permitted in the nearest er. <u>No density limit by lot area. Density</u> e controls of height, bulk, setbacks, open plicable controls of this and other Codes, n guidelines, applicable elements and area d design review by the Planning
5 6 7 8	Group Housing <u>Density</u>	§208	Density restricted by physical open space, exposure and oth Codes, as well as by applicab	ot lot area. <u>No density limit by lot area.</u> envelope controls of height, bulk, setbacks, er applicable controls of this and other le design guidelines, applicable elements Plan, and design review by the Planning
9	* * * *			
10 11 12 13 14 15	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	Principal Use in the district a 202.2(f)(1). C up to twice the permitted as a Principal Use of of § 202.2(f)(1), except for § 2 density limit by lot area. Dens of height, bulk, setbacks, open controls of this and other Cod	welling units otherwise permitted as a nd meeting all the requirements of § number of dwelling units otherwise in the district and meeting all requirements 202.2(f)(1)(D)(iv), related to location.No vity restricted by physical envelope controls is space, exposure and other applicable les, as well as by applicable design ts and area plans of the General Plan, and pepartment.
	* * * *			
16 17 18 19 20 21		* * 725. UNION * *	STREET NEIGHBORHOOI	O COMMERCIAL DISTRICT.
22		Table 725.	UNION STREET NEIGHBOR ZONING CONTROL	RHOOD COMMERCIAL DISTRICT
23				Union Street NCD
24	Zoning Category	§ Referenc	es	Controls
25	* * * *			

Group Housing Density§208in the nearest R District, whichever is greater. No density by lot area. Density restricted by physical envelope control 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			Controls By Story		
Dwelling Units Density\$§ 102, 207I unit per 600 square foot lot area or the density permitted the nearest R District, whichever is greater. No density lin lot area. Density restricted by physical envelope controls height, bulk, setbacks, open space, exposure and other applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Plant Department.Group Housing Density\$208I bedroom per 210 square foot lot area, or the density per in the nearest R District, whichever is greater. No density by lot area. Density restricted by physical envelope control soft the General Plan, and design review by the Plant Department.Senior Housing Density\$208Pup to twice the number of Dwelling Units otherwise per applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Plant Department.* * * *Pup to twice the number of Dwelling Units otherwise per as a Principal Use in the district and meeting all the requirements of \$ 202.2(f)(1), cup to twice the number of Dwelling Units otherwise permitted as a Principal Use in district and meeting all requirements of \$ 202.2(f)(1), exc \$ 202.2(f)(1)(D)(iv), related to location. No density limit I area. Density restricted by physical envelope controls of bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable guidelines, applicable design guidelines, applicable design function of the generation of bulk, setbacks, open space, exposure and other of Dwelling Units otherwise permitted as a Principal Use in district and meeting all requirements of \$ 202.2(f)(1), exc \$ 202.2(f)(1)(D)(iv), related to location. No density limit I area. Density restricted by physical envelope controls	Residential	Uses	1st	2nd	3rd+
Dwelling Units Density§§ 102, 207the nearest R District, whichever is greater. No density lin lot area. Density restricted by physical envelope controls 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 are plans of the General Plan, and design review by the Plant Department.Group Housing Density§208I bedroom per 210 square foot lot area, or the density per in the nearest R District, whichever is greater. No density physical envelope controls by lot area. Density restricted by physical envelope control height, bulk, setbacks, open space, exposure and other applicable design guidelines, applicable elements and are plans of the General Plan, and design review by the Plant Department.Senior Housing Density§102, 202.2(f), 207P up to twice the number of Dwelling Units otherwise per 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 per 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 district and meeting all requirements of § 202.2(f)(1), exclude § 202.2(f)(1)(D)(iv), related to location. No density limit area. Density restricted by physical envelope controls of this and other Codes, as well as by applicable guidelines, applicable design and meeting all requirements of f g 202.2(f)(1), when the district and meeting all requirements of f g 202.2(f)(1), when the district and meeting all requirements of f g 202.2(f)(1), when the district and meeting all requirements of f g 202.2(f)(1), when the district and meeting all requirements of f g 202.2(f)(1),	* * * *				
Group Housing Density§208in the nearest R District, whichever is greater. No density by lot area. Density restricted by physical envelope control 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 are plans of the General Plan, and design review by the Plant Department.* * * * *Senior Housing DensitySenior Housing Density207\$\$ 102, 202.2(f), 207\$\$ 202.2(f)(1)(D)(iv), related to location. No density limit I area. Density restricted by physical envelope controls of I bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable	Units	§§ 102, 207	the nearest R District, w lot area. Density restrict height, bulk, setbacks, o applicable controls of th applicable design guide plans of the General Pla Department.	whichever is greate ted by physical en pen space, exposu his and other Code lines, applicable e n, and design revi	r. <u>No density lin</u> velope controls re and other s, as well as by lements and are iew by the Plann
Senior Housing Density§§ 102, 202.2(f), 207Pup to twice the number of Dwelling Units otherwise per 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 district and meeting all requirements of § 202.2(f)(1), excu § 202.2(f)(1)(D)(iv), related to location. No density limit II area. Density restricted by physical envelope controls of II bulk, setbacks, open space, exposure and other applicable guidelines, applicable elements and area plans of the Gen	Housing §208		1 bedroom per 210 square foot lot area, or the density perm in the nearest R District, whichever is greater. No density lin by lot area. Density restricted by physical envelope controls 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 Plannin		
Senior Housing Density $\$sin 102, 202.2(f), 207$ as a Principal Use in the district and meeting all the requirements of $\$ 202.2(f)(1)$ . C up to twice the number of $bwelling Units otherwise permitted as a Principal Use indistrict and meeting all requirements of \$ 202.2(f)(1), exc.\$ 202.2(f)(1)(D)(iv), related to location. No density limit biarea. Density restricted by physical envelope controls of Ibulk, setbacks, open space, exposure and other applicableguidelines, applicable elements and area plans of the Gen$	* * * *				
	Housing 88 102, 202.2(f), 207		as a Principal Use in the requirements of § 202.2 Dwelling Units otherwit district and meeting all § 202.2(f)(1)(D)(iv), rel area. Density restricted bulk, setbacks, open spa controls of this and othe guidelines, applicable e	e district and meet (f)(1). C up to twic se permitted as a F requirements of § ated to location. <u>N</u> by physical envelo tce, exposure and c er Codes, as well a lements and area p	ting all the ce the number of Principal Use in 202.2(f)(1), exce to density limit b ope controls of h other applicable of by applicable olans of the Gen

### SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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# Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Pacific Avenue NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDEN	TIAL STANDARDS AND U	SES		
* * * *				
Residential			Controls By Stor	ry
1esidential	0363	1st	2nd	3rd+
* * * *				
Dwelling Unit <del>s</del> <u>Density</u>	§§ 102, 207	permitted in the greater. No de restricted by p bulk, setbacks applicable con as by applicat elements and	<del>90 square foot lot ard he nearest R District, ensity limit by lot are ohysical envelope con , open space, exposu ntrols of this and oth ole design guidelines area plans of the Gen by the Planning Dep</del>	, whichever is ea. Density atrols of heigh ere and other er Codes, as v , applicable neral Plan, an
Group Housing <u>Density</u>	§208	density permit whichever is g Density restric height, bulk, s other applicat well as by app elements and	r 275 square foot lot tted in the nearest R greater. <u>No density li</u> cted by physical enve etbacks, open space, ble controls of this an plicable design guide area plans of the Gen by the Planning Dep	District, mit by lot area clope controls exposure and dother Code lines, applica neral Plan, an
* * * *				

				r of Dwalling Units
Senior Housing <u>Density</u>	§§ 102, 202	2.2(f), 207	Units otherwise permitted district and meeting all r 202.2(f)(1), except for § 2 to location. No density lin restricted by physical env bulk, setbacks, open space applicable controls of the as by applicable design g	Principal Use in the he requirements of § e the number of Dwelling ed as a Principal Use in the requirements of § 202.2(f)(1)(D)(iv), related mit by lot area. Density velope controls of height, ce, exposure and other is and other Codes, as wel guidelines, applicable of the General Plan, and
* * * *				
SEC.	727. LAKES	DE VILLAGE NE		ERCIAL DISTRICT.
* * *	* *	Ta EIGHBORHOOD	ble 727. COMMERCIAL DISTRIC	
* * *	* *	Ta EIGHBORHOOD	ble 727. COMMERCIAL DISTRIC FABLE	CT ZONING CONTROL
* * *	* *	Ta EIGHBORHOOD	ble 727. COMMERCIAL DISTRIC	CT ZONING CONTROL
* * ·	* * VILLAGE N	Ta EIGHBORHOOD	ible 727. COMMERCIAL DISTRIC FABLE Lakeside Village N	CT ZONING CONTROL
* * * LAKESIDE	* * VILLAGE N	Ta EIGHBORHOOD	ible 727. COMMERCIAL DISTRIC FABLE Lakeside Village N	CT ZONING CONTROL
* * * LAKESIDE	* * VILLAGE N	Ta EIGHBORHOOD	ible 727. COMMERCIAL DISTRIC FABLE Lakeside Village N	CT ZONING CONTROL
* * * LAKESIDE 1 * * * * RESIDENT * * * *	VILLAGE N	Ta EIGHBORHOOD	ible 727. COMMERCIAL DISTRIC FABLE Lakeside Village N	CT ZONING CONTROL
* * * LAKESIDE 1 * * * * RESIDENT	VILLAGE N	Ta EIGHBORHOOD	ible 727. COMMERCIAL DISTRIC FABLE Lakeside Village N Controls	CT ZONING CONTROL
* * * LAKESIDE 1 * * * * RESIDENT * * * *	VILLAGE N	Ta EIGHBORHOOD	ble 727. COMMERCIAL DISTRIC FABLE Lakeside Village N Controls	CT ZONING CONTROL

1			and other Codes, as well as by applicable design applicable elements and area plans of the Gener	5
2			review by the Planning Department.	<u>al Fian, ana aesign</u>
3 4 5 6	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the dana nearest R District, whichever is greater. No dense Density restricted by physical envelope controls setbacks, open space, exposure and other applica and other Codes, as well as by applicable design applicable elements and area plans of the Generative review by the Planning Department.	sity limit by lot area. of height, bulk, able controls of this a guidelines,
7	* * * *	<b> </b>	Tevlew by the Flumming Department.	
8 9 10 11 12 13	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units other Principal Use in the district and meeting all the 202.2(f)(1). C up to twice the number of dwelling permitted as a Principal Use in the district and m requirements of § 202.2(f)(1), except for § 202.2( to location. No density limit by lot area. Density envelope controls of height, bulk, setbacks, open other applicable controls of this and other Codes applicable design guidelines, applicable element the General Plan, and design review by the Plan	requirements of § <del>g units otherwise</del> <del>neeting all</del> <del>(f)(1)(D)(iv), related</del> <u>restricted by physical</u> <u>space, exposure and</u> <u>s, as well as by</u> <u>ts and area plans of</u>
14	* * * *			0
15 16 17	DISTRICT.	*	STREET – NOE VALLEY NEIGHBORHOOD C TH STREET – NOE VALLEY NEIGHBORHOO DISTRICT ZONING CONTROL TABLE	
22				24th Street - Noe Valley NCD
23	Zoning Categ	jory § Ref	erences	Controls
24	BUILDING S	TANDARD	3	
25	* * * *			

* * * *				
Residential Uses		Controls By Story		
Residential 03e3		1st	2nd	3rd+
* * * *				
Dwelling Unit <del>s</del> <u>Density</u>	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greate No density limit by lot area. Density restricted by physic envelope controls of height, bulk, setbacks, open space, 		
Group Housing <u>Density</u>	§208	No density limit b envelope controls exposure and othe Codes, as well as applicable elemen	earest R District, which y lot area. Density res of height, bulk, setbac er applicable controls by applicable design y ts and area plans of the by the Planning Depo	tricted by phy cks, open space of this and ot guidelines, he General Pa
* * * *				
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	permitted as a Pri the requirements of Dwelling Units in the district and 202.2(f)(1), excep location. No dens physical envelope space, exposure a other Codes, as w applicable elemen	number of Dwelling U incipal Use in the distr of § 202.2(f)(1). C up to otherwise permitted a meeting all requirement t for § 202.2(f)(1)(D)( ity limit by lot area. D controls of height, but nd other applicable co cell as by applicable do the and area plans of the by the Planning Dependent	rict and meeti to twice the n ents of § iv), related to ensity restric lk, setbacks, o ontrols of this esign guidelin he General P
* * * *	ł	Q	· · · · · · · · · · · · · · · · · · ·	

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## SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

			West Portal	Avenue NCD			
Zoning Category	§ Reference	es	Controls				
* * * *							
RESIDENT	IAL STANDAR	DS AND USES					
* * * *							
Residential	Uses		Controls By Story				
		1st	2nd	3rd+			
* * * *							
Dwelling Unit <del>s</del> <u>Density</u> Group Housing <u>Density</u>	§§ 102, 207 §208	<ul> <li>1 unit per 800 square foot lot area, or the density permitted nearest R District, whichever is greater. No density limit area. Density restricted by physical envelope controls of a bulk, setbacks, open space, exposure and other applicable of this and other Codes, as well as by applicable design g applicable elements and area plans of the General Plan, a design review by the Planning Department.</li> <li>1 bedroom per 275 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 a bulk, setbacks, open space, exposure and other applicable of this and other Codes, as well as by applicable design g applicable design 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 a bulk, setbacks, open space, exposure and other applicable design g applicable elements and area plans of the General Plan, a design review by the Planning Department.</li> </ul>					
* * * *							
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 all requirements of § related to location. <u>N</u>	ber of Dwelling Units o district and meeting al twice the number of Dw s a Principal Use in the 202.2(f)(1), except for § o density limit by lot are controls of height, bulk,	the requirements of celling Units district and meeting 202.2(f)(1)(D)(iv), ea. Density restricted setbacks, open space			
			-				
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1			well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.				
2	* * * *	+		Jurimer	<u></u>		
3	L						
4	* *	* *					
5							
6	SEC.	730. INNE	R SUNSE		GHBORHOOD COMMERCIAL DISTRICT.		
7	* *	* *					
8							
9	Tab	le 730. INI			EIGHBORHOOD COMMERCIAL DISTRICT G CONTROL TABLE		
10				1	ner Sunset NCD		
11	Zoning Category	§ Ref	erences		Controls		
12	* * * *						
13	RESIDENT	IAL STAN	DARDS A	ND US	SES		
14	* * * *						
15	Residential	Uses	Controls By Story				
16			1st	2nd	3rd+		
	* * * *						
17 18 19 20	Dwelling Unit <del>s</del> <u>Density</u> §§ 102, 207		1 unit per 800 square foot lot area, or the density permitted in the nearest <i>R</i> 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.				
21			· ·		275 square foot lot area, or the density permitted in the		
22	Group		<del>nearest R</del>	<del>Distri Distri</del>	ct, whichever is greater.		
23	Housing	§208	controls	of heigi	by lot area. Density restricted by physical envelope ht, bulk, setbacks, open space, exposure and other		
24 25	<u>Density</u>		design gi	uideline	rols of this and other Codes, as well as by applicable es, applicable elements and area plans of the General in review by the Planning Department.		
20		I					

1	* * * *						
2 3 4 5 6 7	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.				
8	* * * *						
9 10 11 12 13 14	* *	* *	IEGA STREET NEIGHI NORIEGA STREET NE ZONING CON		D COMMERC		
					loriega Street	NCD	
15 16	Zoning Category §	Reference	es	Controls			
17	* * * *						
18	RESIDENTI	AL STAN	DARDS AND USES				
19	* * * *						
20	Residential	Uses			Controls By S	, ,	
20	* * * *			1st	2nd	3rd+	
22 23 24	* * * * Dwelling Unit <u>s</u> <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 controls of this and other Codes, as well as by applicable				

1			design guidelines, applicable elements and area plans of the General Plan, and design review by
2			the Planning Department.
3			1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District,
4	Group Housing Density	§208	whichever is greater. <u>No density limit by lot</u> area. Density restricted by physical envelope
5			<u>controls of height, bulk, setbacks, open space,</u> exposure and other applicable controls of this
6	Density		and other Codes, as well as by applicable
7			design guidelines, applicable elements and area plans of the General Plan, and design review by
8			the Planning Department.
9	* * * *		
10			<i>P up to twice the number of Dwelling Units</i> <i>otherwise permitted as a Principal Use in the</i>
11			district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of
12			<i>Dwelling Units otherwise permitted as a</i> <i>Principal Use in the district and meeting all</i>
13			requirements of § 202.2(f)(1), except for §
14	Senior Housing	§§ 102, 202.2(f), 207	202.2(f)(1)(D)(iv), related to location. No
15	<u>Density</u>	33,(),	density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other
16			applicable controls of this and other Codes, as well as by applicable design guidelines,
17			applicable elements and area plans of the
18			<u>General Plan, and design review by the</u>
	* * * *		<u>Planning Department.</u>
19			
20	* * * *		
21			
22	SEC. 732. IRV	ING STREET NEIGHBO	RHOOD COMMERCIAL DISTRICT.
23	* * * *		
24			
25			

1	T di		G CONTROL TAB			
2			Irving Street NC	D		
3	Zoning Category	§ References		Controls		
4	* * * *					
5	RESIDENTIAL STANDARDS AND		ES			
6	* * * *	*				
7	Residential	Uses		Controls By Story		
8		1	1st	2nd	3rd+	
9	* * * *					
10 11 12 13 14	Dwelling Unit <del>s</del> <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 controls of this and other Codes, as wel by applicable design guidelines, applicable elemen and area plans of the General Plan, and design review by the Planning Department			
15 16 17 18 19	Group Housing <u>Density</u>	§208	review by the Planning Department.1 bedroom per 275 square foot lot area, or the der 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 we by applicable design guidelines, applicable element and area plans of the General Plan, and design review by the Planning Department.			
20	* * * *					
21 22 23 24 25	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>permitted as a Pr</i> <i>meeting all the re</i> <i>twice the number</i> <i>permitted as a Pr</i> <i>meeting all requi</i> 202.2(f)(1)(D)(iv)	number of Dwelling incipal Use in the a equirements of § 20. of Dwelling Units of incipal Use in the a rements of § 202.2( ), related to location Density restricted b	listrict and 2.2(f)(1). C up to otherwise listrict and f)(1), except for § n. <u>No density</u>	

# Table 732 IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

		<u>envelope controls of height, bulk, setbacks, open</u> <u>space, exposure and other applicable controls of this</u> <u>and other Codes, as well as by applicable design</u> <u>guidelines, applicable elements and area plans of the</u> <u>General Plan, and design review by the Planning</u> <u>Department.</u>			
* * * *					
* *	* *				
SEC.	733. TARAVAL STREET N	IEIGHBORHOOD	O COMMERCIAL D	ISTRICT.	
* *	* *				
Table	e 733. TARAVAL STREET			DISTRICT	
-	ZONIN	G CONTROL TA	BLE		
	ZONIN	G CONTROL TA	Taraval Street N	CD	
Zoning Category	§ References	G CONTROL TA	Taraval Street N	CD	
•		G CONTROL TA	Taraval Street N		
Category * * * *			Taraval Street N		
Category * * * *	§ References		Taraval Street N		
Category * * * * RESIDENT * * * *	§ References IAL STANDARDS AND USE		Taraval Street N	itrols	
Category * * * * RESIDENT	§ References IAL STANDARDS AND USE		Taraval Street No	itrols	
Category * * * * RESIDENT * * * *	§ References IAL STANDARDS AND USE	ES	Taraval Street NG Con Controls By Story	itrols	
Category * * * * RESIDENT * * * * Residential	§ References IAL STANDARDS AND USE	S 1st <i>I unit per 800 sq</i> <i>permitted in the i</i> <i>greater.</i> <u>No dens</u> <u>by physical enver</u> <u>open space, expo</u> <u>this and other Co</u> <u>guidelines, appli</u>	Taraval Street NG Con Controls By Story	atrols 	

25

1 2 3 4 5	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.
6	* * * *		
7 8 9 10 11 12 13 14	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.
15	* * * *		
16 17 18 19 20	* * *	* * le 734. JUDAH STREET NE	SHBORHOOD COMMERCIAL DISTRICT. EIGHBORHOOD COMMERCIAL DISTRICT S CONTROL TABLE
21			Judah Street NCD
22	Zoning Category	§ References	Controls
23	* * * *		
24		AL STANDARDS AND USE	S
25	* * * *		

1	Residential Uses			Controls By Story			
2	Residential	USES	1st	2nd	3rd+		
	* * * *						
3			1 1 0	oot lot area, or the density chever is greater. <u>No dens</u> t			
4	Dwelling	§§ 102,	Density restricted by p	hysical envelope controls of	of height, bulk <u>,</u>		
5	Unit <del>s</del> Density	207		exposure and other applicants of the second states and the second seco			
6			elements and area plan	is of the General Plan, and			
7			<u>Planning Department.</u> <del>1 bedroom per 275 sau</del>	uare foot lot area, or the de	ensity permitted in the		
8	Crown		nearest R District, whi	<del>chever is greater.</del> <u>No dens</u>	ity limit by lot area.		
9	Group Housing	§208		hysical envelope controls o exposure and other application			
10	<u>Density</u>			<u>s by applicable design guid</u> as of the General Plan, and	* *		
11			Planning Department.	is of the Ocheral Plan, and	i design review by the		
12	* * * *						
13				er of Dwelling Units other strict and meeting all the r			
14			202.2(f)(1). C up to twi	ice the number of Dwelling al Use in the district and m	<del>; Units otherwise</del>		
15	Senior Housing	§§ 102, 202.2(f),	of § 202.2(f)(1), except	for § 202.2(f)(1)(D)(iv), r	elated to location. <u>No</u>		
16	<u>Density</u>	207		a. Density restricted by ph s, open space, exposure ar	-		
17			controls of this and oth	er Codes, as well as by ap	plicable design		
			guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.				
18	* * * *						
19 20 21	* * *	* *					
22	SEC.	735. INNER	BALBOA STREET N	EIGHBORHOOD COM	MERCIAL DISTRICT.		
23	* * *	* *					
24	Table 73	5. INNER B	ALBOA STREET NEI	GHBORHOOD COMME	RCIAL DISTRICT		
25			ZONING CONT		-		

			Inner Balbo	a Street NCD	
Zoning Categor	ý	§ References	Controls		
* * * *					
	STANDARDS AN	ND USES			
* * * *					
Residential Uses		1.01	Controls by Story 2nd	Ord .	
* * * *		1st	2110	3rd+	
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitt</i> <i>the nearest R District, whichever is greater.</i> <u>No density lit</u> <i>by lot area. Density restricted by physical envelope contr</i> <i>of height, bulk, setbacks, open space, exposure and other</i> <i>applicable controls of this and other Codes, as well as by</i> <i>applicable design guidelines, applicable elements and ar</i> <i>plans of the General Plan, and design review by the Plan</i> <i>Department.</i>		r. <u>No density limit</u> <u>envelope controls</u> osure and other es, as well as by lements and area	
Group Housing Density	§208	Department.         1 bedroom per 275 square foot lot area, or the dempermitted in the nearest R District, whichever is greater density limit by lot area. Density restricted by physe envelope controls of height, bulk, setbacks, open spectrologies and other applicable controls of this and Codes, as well as by applicable design guidelines, elements and area plans of the General Plan, and review by the Planning Department.		ever is greater. <u>No</u> <u>d by physical</u> <u>5, open space,</u> <u>This and other</u> idelines, applicable	
* * * *					
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 of the requirements of § 202.2(f)(1). C up to twice the numb Dwelling Units otherwise permitted as a Principal Use in district and meeting all requirements of § 202.2(f)(1), exa for § 202.2(f)(1)(D)(iv), related to location. No density li by lot area. Density restricted by physical envelope contri- 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 ar plans of the General Plan, and design review by the Plan Department.		t and meeting all twice the number of Principal Use in the 202.2(f)(1), except 94. No density limit envelope controls osure and other 28, as well as by lements and area	

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## SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

\* \* \* \*

		Out	ter Balboa Street I	NCD
Zoning Category	§ References	Controls		
* * * *				
RESIDENT	IAL STANDARDS AN	ND USES		
* * * *				
Residential Uses			Controls by Story	/
		1st	2nd	3rd-
* * * *				
		*	earest R District, w	menever is
Dwelling Unit Density	§§ 102, 207	by physical envelo open space, expo- this and other Co guidelines, applic General Plan, and Department.	ty limit by lot area. ope controls of heig sure and other appli des, as well as by ap cable elements and o d design review by t <sup>7</sup> 5 square foot lot ar	ht, bulk, set icable contr pplicable de area plans o the Planning

25

Senior Housing Density	§§ 102, 202.2	2(f), 207	permitte all the re number Principe requiren 202.2(f) by lot ar controls and othe as well a elements	d as a Pri. equirement of Dwellin al Use in the ments of §- (1)(D)(iv), ea. Densite of height, er applicate s by applicates and area	ncipal ts of § ug Unit he distr 202.2(j relate y restr bulk, s ble con cable o plans	of Dwelling Un Use in the district 202.2(f)(1). C u s otherwise perfor- cict and meeting f)(1), except for d to location. <u>N</u> icted by physica setbacks, open s trols of this and design guideline of the General I nning Departme	ict and meeting p to twice the mitted as a a all a density limit a envelope pace, exposure other Codes, es, applicable Plan, and
* * * *			<u>uesign r</u>		te i tui	ining Departme	<u></u>
* * *	*			HOOD CO		OMMERCIAL I	
					(	Cortland Aven	ue NCD
Zoning Categ	ory	§ Referenc	es			Controls	S
* * * *							
	AL STANDAF	RDS AND US	SES				
* * * *							
		-					
Residential U	ses	-		1st	T	ontrols by Stor 2nd	-
Residential U	ses			1st	T	ontrols by Stor 2nd	y 3rd+

			elements and area plans of the General
			<u><i>Plan, and design review by the Planning</i></u> <i>Department.</i>
•	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.
	* * * *		
	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 requirement 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 at 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 <u>Codes, as well as by applicable design</u> guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
	* * * *		
_			
		SOULEVARD NEIGH	<b>IBORHOOD COMMERCIAL DISTRICT.</b>
	320.733. GLANT L		

* * * *       I unit per- nearest R is area. Density         Dwelling Unit Density       §§ 102, 207       I unit per- nearest R is area. Density         Group Housing Density       §§ 208       I bedroom the nearest area. Density         State       I bedroom the nearest area. Density         * * * *       I bedroom the nearest area. Density         * * * *       I bedroom the nearest area. Density	Solution of the second	
RESIDENTIAL STANDARDS AND US         * * * *         Residential Uses         * * * *         Dwelling Unit Density         S§ 102, 207         Sign rev bulk, setbal of this and applicable design rev         Group Housing Density         S208         Hearest area. Density bulk, setbal of this and applicable design rev         * * * *         Pup to two	Solution of the second	
* * * *     Image: second constraint of the second consecond constraint of the second constraint of the second constrain	Solution of the second	
Residential Uses The set of this and applicable design rev Sroup Housing Density Sign 208 Sign 208 S	st 500 square foo District, which sity restricted b cks, open spac other Codes, a elements and a iew by the Plan per 210 squar t R District, wh sity restricted b	
Group Housing Density Sign rev Sign Sign Sign Sign Sign Sign Sign Sign	st 500 square foo District, which sity restricted b cks, open spac other Codes, a elements and a iew by the Plan per 210 squar t R District, wh sity restricted b	
Group Housing Density Sign rev Sign Sign Sign Sign Sign Sign Sign Sign	600 square foo District, which sity restricted b ccks, open spac other Codes, a elements and a elements and a iew by the Plan per 210 squar t R District, wh sity restricted b	
Dwelling Unit Density\$\$ 102, 207I unit per- nearest R i area. Densi bulk, setbal of this and applicable design revGroup Housing Density\$208I bedroom the neares area. Densi bulk, setbal of this and applicable design revSroup Housing Density\$208I bedroom the neares area. Densi bulk, setbal of this and applicable design rev	District, which sity restricted b ocks, open spac other Codes, a elements and a iew by the Plan per 210 squar t R District, wh sity restricted b	
Dwelling          S§ 102, 207           area. Density          Density          §§ 102, 207           bulk, setbal of this and applicable design rev          Group          Fourier          Housing          S208           I bedroom the neares area. Density          * * * *          Pup to tweeter	District, which sity restricted b ocks, open spac other Codes, a elements and a iew by the Plan per 210 squar t R District, wh sity restricted b	
Group Housing Density * * * *	<del>t R District, wh</del> sity restricted b	
P up to tw	1 bedroom per 210 square foot lot area, or the density permittee the nearest R District, whichever is greater. No density limit by area. Density restricted by physical envelope controls of height bulk, setbacks, open space, exposure and other applicable cont of this and other Codes, as well as by applicable design guideli applicable elements and area plans of the General Plan, and design review by the Planning Department.	
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Senior Housing Density	ice the number 1 Use in the dis 1). C up to twic permitted as a ments of § 202 location. <u>No de</u> l envelope com und other applic	

1	* *	* *			
2					
3					
4	SEC.	740. MISSION BERNAL I	NEIGHBORHOOD		ISTRICT.
5	* * *	* *			
6	Table 74	0. MISSION BERNAL NE	IGHBORHOOD CO CONTROL TABLE	DMMERCIAL DIST	<b>FRICT ZONING</b>
7			N	lission Bernal NCI	)
8	Zoning Category	§ References		Controls	
9	* * * *				
10	RESIDENTIAL STANDARDS AND USES				
11	* * * *				
12	Residential Uses		Controls by Story		
13			1st	2nd	3rd+
14	* * * *				
14 15 16 17 18	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.		
19 20 21 22 23	Group Housing Density	§208	I 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.		
24	* * * *				

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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	as a Principal U ements of § 202.2 Dwelling Units Use in the distric (f)(1), except for No density limit b nvelope controls osure and other es, as well as by e elements and an	f Dwelling Units of se in the district an 2(f)(1). C up to twice otherwise permitter of and meeting all r § 202.2(f)(1)(D)(iv by lot area. Density of height, bulk, set applicable control. applicable design f rea plans of the Gen lanning Departmet	ed meeting all ce the d as a equirements r), related to restricted by backs, open s of this and guidelines, neral Plan,
* * * *			<u>una aesigi</u>	i review by the I	ianning Departmet	<u></u>
* *	* *	OLE VALLEY NEI				
			ONTROL			
					Cole Valley	
Zoning Cate	egory	§ References			Contro	ls
KESIDEN * * * *	HAL 5	TANDARDS AND U	3E3			
				Controls by Story		
				1st	2nd	3rd+
Residential	0000					
Residential	0000					

	r				
1			area plans of the General Plan, and design review by the Planning Department.		
2 3			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		
4	Group Housing	0000	area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,		
5	Density	§208	exposure and other applicable controls of this		
6			and other Codes, as well as by applicable design guidelines, applicable elements and		
7			area plans of the General Plan, and design review by the Planning Department.		
8	* * * *				
9			P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the		
10			district and meeting all the requirements of §		
11		§§ 102, 202.2(f), 207	202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a		
12			<i>Principal Use in the district and meeting all</i> <i>requirements of § 202.2(f)(1), except for §</i>		
13	Senior Housing		202.2(f)(1)(D)(iv), related to location. No		
14	Density		density limit by lot area. Density restricted by physical envelope controls of height, bulk,		
15			setbacks, open space, exposure and other applicable controls of this and other Codes,		
16			as well as by applicable design guidelines,		
17			applicable elements and area plans of the General Plan, and design review by the		
			Planning Department.		
18	* * * *				
19 20	* * * *				
21	SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.				
22	* * * *				
23	Table 743. LOV		EIGHBORHOOD COMMERCIAL DISTRICT		
24			Lower Haight Street NCD		
25			<u> </u>		

1	Zoning Category	§ References	Controls		
2	* * * *				
3	RESIDENTI	AL STANDARDS AND USES	8		
4	* * * *				
5	Residential	Uses	}	Controls by Story	
6	* * * *		1st	2nd	3rd+
	* * * *				
7 8 9 10 11 12	Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area. 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.		tichever is Density As of height, and other Codes, as well pplicable al Plan, and
13 14 15 16 17	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, a 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 24 25	Senior Housing Density	§§ 102, 202.2(f), 207	otherwise permitte and meeting all the up to twice the num permitted as a Pri- meeting all require § 202.2(f)(1)(D)(in limit by lot area. I envelope controls space, exposure an and other Codes, o	number 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 y), related to	te in the district 202.2(f)(1). C nits otherwise strict and (1), except for (1), except for (1), except for (1), except for on. No density physical acks, open controls of this able design

		<u>General Plan, and</u> <u>Department.</u>	l design review by t	the Planning	
* * * *					
	* * 745. INNER TARAVAL ST				
Table 74	5. INNER TARAVAL STRE ZONIN	EET NEIGHBORHO G CONTROL TABL		AL DISTRIC	
		Inne	er Taraval Street I	NCD	
Zoning Category	§ References	Controls			
* * * *					
RESIDEN	FIAL STANDARDS AND US	SES			
* * * *					
Residential Uses			Controls by Story		
		1st	2nd	3rd+	
* * * *					
Dwelling Unit Density	§§ 102, 207	permitted in the greater. <u>No dens</u> restricted by phy bulk, setbacks, o applicable contr as by applicable elements and are	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 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.		
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 well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			

1	* * * *				
2			<i>P up to twice the number of Dwelling Units</i> otherwise permitted as a Principal Use in the		
3			<i>district and meeting all the requirements of §</i> 202.2(f)(1). C up to twice the number of Dwelling		
4		§§ 102, 202.2(f), 207	Units otherwise permitted as a Principal Use in the		
5	Senior Housing Density		<i>district and meeting all requirements of §</i> 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related		
6			to location. <u>No density limit by lot area. Density</u> restricted by physical envelope controls of height,		
7			bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well		
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	Sectio	on 5. Effective Date. This ordi	nance shall become effective 30 days after		
14			layor signs the ordinance, the Mayor returns the		
15	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board				
16	of Supervisors overrides the Mayor's veto of the ordinance.				
17					
18	Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors				
19	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,				
20	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal				
21	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment				
	additions, an	d Board amendment deletions	in accordance with the "Note" that appears under		
	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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### LEGISLATIVE DIGEST

(Substituted, 12/12/2023)

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

Ordinance amending the Planning Code to allow form-based density in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC), and certain Named Neighborhood Commercial Districts (NCD), except for specified lots located in the Priority Equity Geographies Special Use District; amending the Priority Equity Geographies Special Use District; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

#### Existing Law

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

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

#### Amendments to Current Law

This ordinance would change the density requirements for dwelling units, group housing and senior housing in RC, RTO, NC and certain Named NC District's to form-based density. However, if a lot in an RC, RTO, NC, or certain Named NC District is within the Priority Equity Geographies Special Use District (Planning Code section 249.97), existing numerical density limits would continue to apply. Although also within the Priority Equity Geographies SUD, form-based density would control in the Excelsior Outer Mission Neighborhood Commercial District, the Polk Street Neighborhood Commercial District, and the Van Ness Special Use District.

#### Background

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

This version of the ordinance was introduced as substitute legislation on December 12, 2023. At the time of introduction of this ordinance, the ordinance in Board of Supervisor's File No. 230446 (known as the Mayor's Constraints Ordinance) had been approved by the Board of Supervisors at two regularly scheduled meetings of the Board, and had been presented to the Mayor for signature, but was not yet effective. Section 3 of the Mayor's Constraints Ordinance added Planning Code Section 249.97, the Priority Equity Geographies Special Use District. Section 3 of this substitute ordinance amends Section 249.97 and treats that section as existing text, in plain Arial font, with additions in single-underline italic Times New Roman font and deletions in strikethrough italic Times New Roman font.

This substitute ordinance includes amendments to allow form based density in the Excelsior Outer Mission Neighborhood Commercial District, the Polk Street Neighborhood Commercial District, and the Van Ness Special Use Districts, which are also in the Priority Equity Geographies SUD; and deletes amendments to density controls in the Japantown and North Beach Neighborhood Commercial Districts. It also deletes amendments to the Zoning Map to reflect the Priority Equity Geographies SUD, which were included in the originally introduced ordinance, but instead were adopted through the Mayor's Constraints Ordinance, as noted above.

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