FILE NO. 230734

AMENDED IN COMMITTEE 3/4/2024 ORDINANCE NO.

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

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. In Numerical Density Limit Districts districts that establish a maximum dwelling unit density, the 4 5 following rules shall apply in the calculation of dwelling unit density under this Code: 6 (1) A remaining fraction of one-half or more of the minimum of lot area per 7 Dwelling Unit shall be adjusted upward to the next higher whole number of Dwelling Units. 8 (2) Where permitted by this Code, two or more of the dwelling and other 9 housing uses specified in the Code may be located on a single lot, either in one structure or in separate structures, provided that the specified density limits are not exceeded by the total of 10 such combined uses. Where Dwelling Units and Group Housing are combined and located on a 11 12 lot in a district that establishes a maximum dwelling unit density per lot area, the maximum 13 permitted density for Dwelling Units and for Group Housing shall be prorated to the total lot 14 area according to 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

1	density ratio not exceeding the number of Dwelling Units permitted in the nearest R District,
2	provided that the maximum density ratio shall in no case be less than the amount set forth in
3	the Zoning Control Table for the district in which the lot is located. The distance to each R
4	District shall be measured either from the midpoint of the front lot line or from a point directly
5	across the street therefrom, whichever permits the greater density.
6	* * * *
7	(c) Exceptions to Dwelling Unit Density Limits. An exception to the calculations
8	under this Section 207 shall be made in the following circumstances:
9	* * * *
10	(10) Density Exception on Lots Subject to Numerical Density Limits.
11	(A) Purpose . The purpose of this subsection (c)(10) is to encourage
12	additional housing development throughout the City in order to ease the City's housing
13	shortage, within the height limits as set forth in the Planning Code.
14	(B) Eligibility. A Project must meet all of the following criteria:
15	(i) is located on a lot subject to a Numerical Density Limit;
16	(ii) is located in an Residential-Commercial (RC); Residential
17	Transit Oriented (RTO); Neighborhood-Commercial (NC); or any of the following Named
18	Neighborhood Commercial Districts: Castro Street (Planning Code Section 715); Inner
19	Clement (Planning Code Section 716); Outer Clement (Planning Code Section 717); Upper
20	Fillmore (Planning Code Section 718); Haight Street (Planning Code Section 719); Excelsior
21	Outer Mission (Planning Code Section 720); Polk Street (Planning Code Section 723);
22	Sacramento Street (Planning Code Section 724); Union Street (Planning Code Section 725);
23	Pacific Ave (Planning Code Section 726); Lakeside Village (Planning Code Section 727); 24th
24	Street-Noe Valley (Planning Code Section 728); West Portal Avenue (Planning Code Section
25	729); Inner Sunset (Planning Code Section 730); Noriega Street (Planning Code Section 731);

1	Irving Street (Planning Code Section 732); Taraval Street (Planning Code Section 733); Judah
2	Street (Planning Code Section 734); Inner Balboa Street (Planning Code Section 735); Outer
3	Balboa Street (Planning Code Section 736); Cortland Avenue (Planning Code Section 738);
4	Geary Boulevard (Planning Code Section 739); Mission Bernal (Planning Code Section 740);
5	Cole Valley (Planning Code Section 742); Lower Haight Street (Planning Code Section 743);
6	and Inner Taraval Street (Planning Code Section 745).
7	(iii) is not located within the Priority Equity Geographies Special
8	Use District, Planning Code section 249.97; and
9	(iv) is not seeking and receiving a density or development bonus
10	under the provisions of California Government Code Sections 65915 et seq., Planning Code
11	Section 206, any other density exception in this Planning Code Section 207, Section 124(f),
12	Section 202.2(f), Section 304, or any other State or local program that provides additional
13	density.
14	(C) Density Exception. Projects that meet the eligibility criteria in
15	subsection (c)(10)(B) are exempt from the residential density limits otherwise applicable in the
16	zoning district where the project is located. Density shall be regulated by the permitted height
17	and bulk, and required setbacks, exposure, open space, and any adopted design standards or
18	guidelines for each parcel as a Principally Permitted Use.
19	(D) Other Planning Code Requirements. Except as otherwise noted in
20	this subsection (c)(10), all applicable Planning Code requirements shall continue to apply.
21	(E) Applicability of Rent Ordinance; Regulatory Agreements. Project
22	sponsors of projects using the density exception of this subsection (c)(10) shall enter into a
23	regulatory agreement with the City, subjecting the new units created pursuant to the exception
24	to the San Francisco Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of
25	

1 <u>the Administrative Code), as a condition of approval of the density exception ("Regulatory</u>

2 <u>Agreement"). At a minimum, the Regulatory Agreement shall contain the following:</u>

(i) a statement that the new units created pursuant to the density exception are not

- 4 subject to the Costa-Hawkins Rental Housing Act (California Civil Code Sections 1954.50 et
- 5 <u>seq.) because, under Section 1954.52(b), the property owner has entered into and agreed to</u>
- 6 <u>the terms of this agreement with the City in consideration of an exception from residential</u>
- 7 <u>density limits, or other direct financial contribution or other form of assistance specified in</u>
- 8 <u>California Government Code Sections 65915 et seq.; (ii) a description of the exception of</u>
- 9 residential density or other direct financial contribution or form of assistance provided to the
- 10 property owner; and (iii) a description of the remedies for breach of the agreement and other
- 11 provisions to ensure implementation and compliance with the agreement. The property owner
- 12 and the Planning Director (or the Director's designee), on behalf of the City, will execute the
- 13 Regulatory Agreement, which shall be reviewed and approved by the City Attorney's Office.
- 14 The Regulatory Agreement shall be executed prior to the City's issuance of the First
- 15 Construction Document for the project, as defined in Section 107A.13.1 of the San Francisco
- 16 <u>Building Code. Following execution of the Regulatory Agreement by all parties and approval</u>
- 17 by the City Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded
- 18 to the title records in the Office of the Assessor-Recorder against the property and shall be
- 19 <u>binding on all future owners and successors in interest.</u>
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21 SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS

- 22 SHELTERS.
- 23 The density limitations for Group Housing or Homeless Shelters, as described in
- 24 Sections 102 and 890.88(b) and (c) of this Code, shall be as <u>follows: specified in the</u>
- 25 Zoning Control Table for the District in which the Lot is located.

1 (a) For Group Housing on lots in districts where group housing is governed by 2 numerical density limits, the maximum number of Bedrooms on each Lot shall be as specified in the 3 Zoning Control Table for the District in which the Lot is located, except that in RTO, RTO-M, RCD, UMU, MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD, DTR, and all NCT 4 5 Districts the density of Group Housing shall not be limited by lot area, and except that for Lots in NC Districts, the group housing the maximum number of Bedrooms on each Lot shall be as 6 7 specified in the Zoning Control Table for the District in which the Lot is located, except that in RTO, RTO-M, RCD, UMU, MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD, 8 DTR, and all NCT Districts the density of Group Housing shall not be limited by lot area, and 9 except that for Lots in NC Districts, the group housing density shall not exceed the number of 10 Bedrooms permitted in the nearest R District provided that the maximum density not be less 11 12 than the amount permitted by the ratio specified for the NC District in which the lot is 13 located. For Homeless Shelters in such districts, the maximum number of beds on each lot 14 shall be regulated pursuant to the requirements of the Standards of Care for City Shelters 15 contained in Administrative Code, Chapter 20, Article XIII, in addition to the applicable 16 requirements of the Building Code and Fire Code. 17 (b) For purposes of calculating the maximum density for Group Housing as set forth in 18 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 19 20 of two beds for each Bedroom, each two beds shall be considered equivalent to one 21 Bedroom. (c) The rules for calculating dwelling unit density set forth in Section 207 shall also 22 23 apply in calculating the density limits for Group Housing. (d) The group housing The group housing Group Housing on lots in districts with form-24

25 based_density in all RTO Districts and all NCT Districts, as listed in Section 702.1(b), in all RTO

1 Districts and all NCT Districts, as listed in Section 702.1(b), shall not be limited by lot area, but 2 by the applicable requirements and limitations elsewhere in this Code, including but not 3 limited to height, bulk, setbacks, open space, and exposure, as well as by the Residential Design Guidelines in RTO Districts, other applicable design guidelines, applicable elements 4 5 and area plans of the General Plan, and design review by the Planning Department. For 6 Homeless Shelters in such districts, the maximum number of beds on each lot shall be 7 regulated pursuant to the requirements of the Standards of Care for City Shelters contained in 8 Administrative Code, Chapter 20, Article XIII, in addition to the applicable requirements of the 9 Building Code and Fire Code.

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

12 These Districts are intended to recognize, protect, conserve, and enhance areas 13 characterized by structures combining Residential uses with neighborhood-serving 14 Commercial uses. The predominant Residential uses are preserved, while provision is made 15 for supporting Commercial uses, usually in or below the ground story, that meet the frequent 16 needs of nearby residents without generating excessive vehicular traffic. The compact, 17 walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-18 street parking requirements. The RC Districts are composed of two separate districts, as follows: 19

RC-3 Districts: *Medium Density*.<u>Medium Density</u>. These Districts provide for Residential
 usesa mixture of medium-density Dwellings similar to those in RM-3 Districtsa mixture of medium density Dwellings similar to those in RM-3 Districts, with supporting Commercial uses. Open
 spaces are required for Dwellings in the same manner as in RM-3 Districts, except that rear
 yards need not be at ground level and front setback areas are not required.

1 RC-4 Districts: High Density. High Density. These Districts provide for Residential user
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2 *mixture of high-density Dwellings similar to those in RM-4 Districts* a mixture of high-density

3 <u>Dwellings similar to those in RM-4 Districts with supporting Commercial uses.</u> Open spaces

4 are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards

5 need not be at ground level and front setback areas are not required.

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Table 209.3 ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

Zoning Category	§ References	RC-3	RC-4					
* * * *								
RESIDENTIAL STA	RESIDENTIAL STANDARDS AND USES							
* * * *	* * *							
Residential Uses								
Residential Density, Dwelling Units (7)	§ 207	3 units per lot or up to one unit per 400 square feet of lot area.	3 units per lot or up to one unit per 200 square feet of lot area. No density limits in the Van Ness SUD (§ 243). (8)					
<u>Residential</u> <u>Density, Dwelling</u> <u>Units (7)</u>	<u>§ 207</u>	<u>3 units per lot or up to</u> one unit per 400 square feet of lot area.	<u>3 units per lot or up to one unit</u> per 200 square feet of lot area. No density limits in the Van Ness SUD (§243). (8)					
Residential D ensity, Dwelling Unit (7)	§ 207	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)						

1			P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the			
2			requirements of § 202.2(f)(1).			
2			C up to twice the number of dwelling units otherwise			
3			<i>permitted as a principal use in the district and meeting all</i> <i>requirements of Section § 202.2(f)(1), except for §</i>			
4			202.2(f)(1)(D)(iv), related to location. P up to twice the number of dwelling units otherwise permitted as a			
5			principal use in the district and meeting all the requirements of § 202.2(f)(1).			
6	Senior Housing Density	§§ 102, 202.2(f)	- <u>C up to twice the numb</u> permitted as a principa	per of dwelling units otherwise I use in the district and meeting		
7			all requirements of Section § 202(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.			
8			rea. Density restricted by rols of height, bulk, setbacks,			
9			open space, exposure and other applicable controls of			
10			this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the			
11			General Plan, and desi	gn review by the Planning		
			Department.			
12	<i>Residential Density,</i>	§ 208	1 0	P up to one bedroom for every 70		
13	Group Housing		every 140 square feet of lot area. (9)	square feet of lot area (9).		
14	Residential	<u>§208</u>	P up to one bedroom	P up to one bedroom for every		
15	<u>Density, Group</u> <u>Housing</u>		<u>for every 140 square</u> feet of lot area. (9)	<u>70 square feet of lot area (9).</u>		
16	Residential Density, Group	§ 208		rea. Density restricted by rols of height, bulk, setbacks,		
17	Housing		open space, exposure	and other applicable controls of		
18				as well as by applicable design elements and area plans of the		
19				gn review by the Planning		
20	* * * *					
21	* * * *		-			

(8) Except for lots also within the Van Ness Special Use District, in the Priority Equity
 Geography Special Use District established by Planning Code Section 249.97, P up to three
 units per lot or up to one unit per 400 square feet of lot area, whichever is higher, in RC-3

1 Districts; P up to three units per lot or up to one unit per 200 square feet of lot area, whichever 2 is higher, in RC-4 Districts. For purposes of this calculation, a Dwelling Unit in this district 3 containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a 4 5 Dwelling Unit. For purposes of this calculation, a Dwelling Unit in this district containing no more than 500 square feet of net floor area and consisting of not more than one habitable 6 7 room in addition to a kitchen and a bathroom may be counted as equal to three-guarters of a 8 Dwelling Unit. 9 (9) Except for lots also within the Van Ness Special Use District, in the Priority Equity Geography Special Use District established by Planning Code Section 249.97. P up to one 10 bedroom for every 140 square feet of lot area in RC-3 Districts; P up to one bedroom for every 11 12 70 square feet of lot area in RC-4 Districts; and C required if the Group Housing is affiliated 13 with and operated by a Hospital or an Institutional Educational Use as defined in Section 102. 14 15 SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS. 16 17 These Districts are intended to recognize, protect, conserve, and enhance areas 18 characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms. RTO and RTO-M (Residential Transit Oriented Mission) Districts are 19 20 composed of multi-family moderate-density *moderate-density* areas, primarily areas formerly 21 designated RM and RH-3, and are well served within short walking distance, generally less than one-quarter mile, of transit and neighborhood commercial areas. Transit available on 22 23 nearby streets is frequent and/or provides multiple lines serving different parts of the City or 24 region. Limited small-scale neighborhood-oriented retail and services is common and permitted throughout the neighborhood on Corner Lots only to provide goods and services to 25

1 residents within walking distance, but the districts are otherwise residential. Only retail

2 compatible with housing, generally those permitted in NC-1 Districts, is permitted and auto-

3 oriented uses are not permitted. Hours of operation are restricted and off-street parking is not

4 permitted for these very locally-oriented uses.

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Table 209.4 ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO	RTO-M				
RESIDENTIAL STANDARDS AND USES							
Residential Uses							
Residential Density, Dwelling Units (7)	§ 207	P up to one unit per 600 square feet of lot area (8). C above, per criteria of § 207(a). P up to one unit per 600 square feet of lot area (8). C above, per criteria of § 207(a). 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	No density limit by lot area. Density is regulated by the permitted height and bulk, an required setbacks, exposure, and open space of each <u>lot</u> parcel , along with Residential Design Guidelines.				

		1	-	
1			General Plan, and	
			design review by the Planning Department.	
2			Flamming Department.	
3				
4				
			P up to twice the number of dwelling	
5			units otherwise	
6			<i>permitted as a principal</i> <i>use in the district;</i>	
7			C density not limited by	
0			<i>lot area, but by the</i>	
8			applicable requirements and limitations	
9			ana umuations elsewhere in this Code,	
10			including but not limited	
10			to height, bulk, setbacks,	
11			open space, exposure, unit mix and relevant	No density limit <u>by lot area</u> .
12			design guidelines. <u>No</u>	Density is regulated by the permitted height and bulk, and
13	Senior Housing	§§ 102,	density limit by lot area.	required setbacks, exposure, and
15	<u>Density</u>	202.2(f)	<u>Density restricted by</u>	open space of each <i>lot parcel</i> ,
14			<u>physical envelope</u> <u>controls of height, bulk,</u>	along with Residential Design
15			<u>setbacks, open space,</u>	Guidelines.
			exposure and other	
16			applicable controls of	
17			this and other Codes, as	
10			<u>well as by applicable</u> design guidelines,	
18			applicable elements and	
19			area plans of the General Plan, and	
20			<u>design review by the</u>	
21			<u>Planning Department.</u>	
22	Residential	§ 208		rea. Density is regulated by the
23	Density, Group			ulk, and required setbacks,
	Housing		Residential Design Gui	ace of each <u>lot</u> parcel , along with idelines
24	* * * *		i teolaonilar Dooigh Ou	
25	L	I	I	

<u>* * * *</u>

2	(8) In the Priority Equity Geography Special Use District established by Planning Code
3	Section 249.97, P up to one unit per 600 square feet of lot area. C above per criteria of
4	Section 207(a)With Conditional Use authorization, for purposes of this calculation, a Dwelling
5	Unit in this district containing no more than 500 square feet of net floor area and consisting of
6	not more than one habitable room in addition to a kitchen and a bathroom may be counted as
7	equal to three-quarters of a Dwelling Unit.
8	<u>* * * *</u>
9	
10	Section 3. Article 2 of the Planning Code is hereby amended by revising Section
11	249.97 to read as follows:
12	
13	SEC. 249.97. PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.
14	(a) General. A Special Use District entitled the Priority Equity Geographies Special
14 15	(a) General . A Special Use District entitled the Priority Equity Geographies Special Use District (SUD) is hereby established, the boundaries of which are designated on Sectional
15	Use District (SUD) is hereby established, the boundaries of which are designated on Sectional
15 16	Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of
15 16 17	Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of San Francisco.
15 16 17 18	Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of San Francisco. (b) Purpose . The Priority Equity Geographies SUD is comprised of areas or
15 16 17 18 19	Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of San Francisco. (b) Purpose . The Priority Equity Geographies SUD is comprised of areas or neighborhoods with a higher density of vulnerable populations. The 2022 Update of the
15 16 17 18 19 20	Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of San Francisco. (b) Purpose . The Priority Equity Geographies SUD is comprised of areas or neighborhoods with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the General Plan (2022 Housing Element) identifies several
15 16 17 18 19 20 21	Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of San Francisco. (b) Purpose . The Priority Equity Geographies SUD is comprised of areas or neighborhoods with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as Priority Equity Geographies, based on the
15 16 17 18 19 20 21 22	Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of San Francisco. (b) Purpose . The Priority Equity Geographies SUD is comprised of areas or neighborhoods with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as Priority Equity Geographies, based on the Department of Public Health's Community Health Needs Assessment. The 2022 Housing

to serve the specific needs of the communities that live there; and where programs that
stabilize communities and meet community needs need to be prioritized. The purpose of the
Priority Equity Geographies SUD is to help implement the goals and policies outlined in the
2022 Housing Element.

- (c) Controls. Except as provided in this Section 249.97, and as set forth in Sections
 311 and 317, *In addition to* In addition to all other applicable provisions of the Planning Code,
 shall apply, *the specific controls applicable* the specific controls applicable in the Priority Equity
 Geographies SUD. *are set forth in Sections 311 and 317.* are set forth in Sections 311 and 317.
- 9 (d) Density. Within the Priority Equity Geographies SUD, maximum residential
- 10 densities on lots in Residential-Commercial (RC), Residential Transit Oriented (RTO),
- 11 Neighborhood Commercial (NC), and Named Neighborhood Commercial Districts are
- 12 governed by a maximum Dwelling Unit per lot or lot area, as set forth in the control tables for
- 13 those districts. This subsection (d) shall not apply to Residential Transit Oriented-Mixed
- 14 (RTO-M) districts and the following districts:
- 15 (1) The Excelsior Outer Mission Neighborhood Commercial District (Planning Code
- 16 Section 720);
- 17 (2) the Polk Street Neighborhood Commercial District (Planning Code Section 723); or
- 18 (3) the Van Ness Special Use District (Planning Code Section 243).
- 19

20 Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702,

21 710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 723, 724, 725, 726, 727, 728, 729, 730,

- 22 731, 732, 733, 734, 735, 736, 738, 739, 740, 742, 743, and 745 to read as follows (with
- 23 portions of Section 702 reprinted for informational purposes):
- 24

25

SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

The following classes of districts are established for Neighborhood Commercial
 Districts.

3 (a) Neighborhood Commercial and Neighborhood Commercial Transit Districts. The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in 4 5 Section 201 of this Code, are established for the purpose of implementing the Commerce and 6 Industry element and other elements of the General Plan, according to the objective and 7 policies stated therein. Description and Purpose Statements outline the main functions of 8 each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning 9 Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. 10

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

16 (1) Neighborhood Commercial Districts. Neighborhood Commercial Districts 17 are low to high density mixed-use neighborhoods of varying scale established around 18 historical neighborhood commercial centers. The Neighborhood Commercial Districts are 19 intended to support neighborhood-serving uses on the lower floors and housing above. These 20 Districts tend to be linear commercial corridors, but may also include small clusters of 21 commercial activity in Residential Districts. Individually named Neighborhood Commercial Districts are intended to provide for more targeted residential and commercial controls to fit 22 23 the needs of their respective neighborhoods.

(2) Neighborhood Commercial Transit Districts. Neighborhood Commercial
 Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of

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

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

ZONING CONTROL TABLE

19 20

21

22

23

24

25

18

 Zoning Category
 § References

 * * * *
 RESIDENTIAL STANDARDS AND USES

 * * * *
 Residential Uses

 1st

*

3rd+

NC-1

Controls

Controls by Story

2nd

	* * * *				
1 2 3	Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).		
3 4 5	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(4)		
6 7 8	Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (4)		
	* * * *				
9 10			P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of §		
11	Senior Housing	§§102, 202.2(f),	202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in		
12 13	Density	207	the district and meeting all requirements of § $202.2(f)(1)$, except for § $202.2(f)(1)(D)(iv)$, related to location. (4)		
14					
15 16	* * * *				
17	(4) [Note delet	od] Outsido of the [Priority Equity Geography Special Use District		
18	. ,				
19		0	49.97, no density limit by lot area. Density restricted		
		U	bulk, setbacks, open space, exposure and other		
20			es, as well as by applicable design guidelines,		
21	applicable elements a	and area plans of th	e General Plan, and design review by the Planning		
22	Department.				
23	* * * *				
24					
25	SEC. 711. NC	-2 – SMALL-SCAL	E NEIGHBORHOOD COMMERCIAL DISTRICT.		

2

* * * *

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

			1	NC-2	
Zoning C	ategory	§ References	Co	ontrols	
* * * *					
RESIDENTIAL S	TANDARDS AN	ND USES			
* * * *					
Residential Uses	a		Controls by Sto	ry	
Residential Oses	3	1st	2nd	3rd+	
* * * *					
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6			
Dwelling Unit Density	§§ 102, 207	 1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (3) 1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (3) 			
Group Housing Density	§ 208				
* * * *					
		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. (3)			
Senior Housing	§§ 102,				
Density	202.2(f), 207				
		202.2(1)(1)(D)(IV),		ι. (δ)	

1	(3) [N	(3) <i>[Note deleted.]</i> [Note deleted.] Outside of the Priority Equity Geography Special Use						
2	District established by Planning Code Section 249.97, no density limit by lot area. Density							
3	restricted by	physical env	velope controls of h	eight,	bulk, setbacks, oper	space, exposure and		
4	other applica	ble controls	of this and other C	odes, a	as well as by applica	ble design guidelines,		
5	applicable el	ements and	area plans of the G	Senera	I Plan, and design re	view by the Planning		
6	Department.							
7	* * * *							
8		SEC. 712. N	IC-3 – MODERATE	-SCA	LE NEIGHBORHOO	D COMMERCIAL		
9			DI	STRIC	ст.			
10	* * *	* *						
11	Tabl	e 712. MODI	ERATE-SCALE NE	EIGHB		CIAL DISTRICT NC-3		
12			ZONING C	ONTR	OL TABLE			
13					NC-3			
14	Zoning Category	§ R	eferences	Controls				
15	* * * *							
16	RESIDENTI	AL STANDA	ARDS AND USES					
17	* * * *							
18	Residential	Uses			Controls by Story			
19	* * * *		1st		2nd	3rd+		
20	Accessory							
21	Dwelling Unit	§§ 102, 207(c)(4),	P per Planning Code Sections 207(c)(4) and 207(c)(6).					
22	Density	207(c)(6)						
23	Dwelling Unit	§§ 102,	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. (10)					
24	Density	207						
25		-	-					

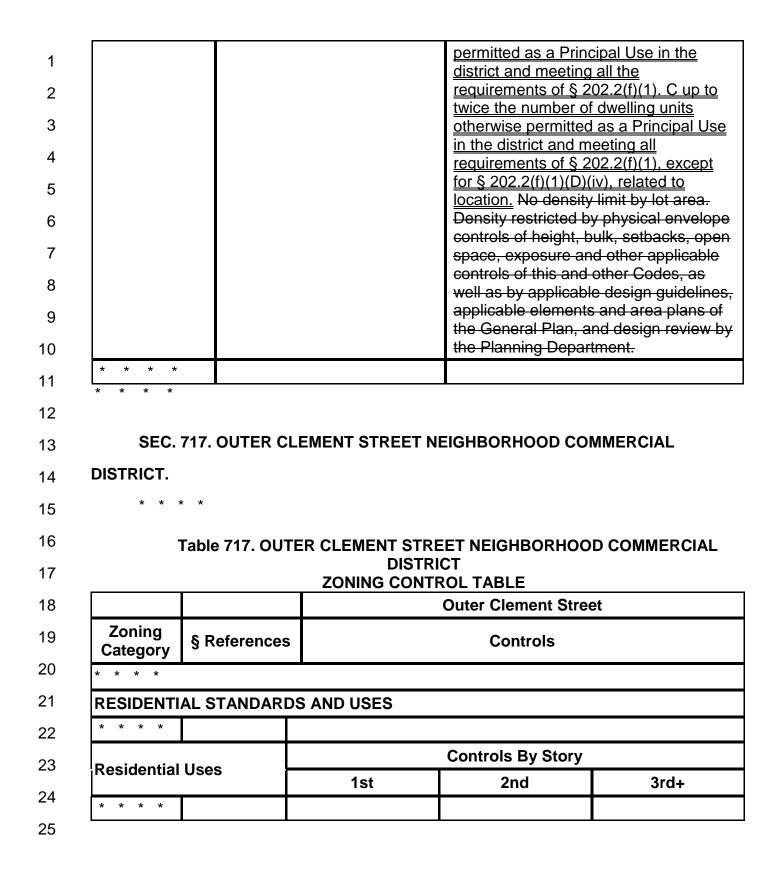
1 2	Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R, whichever is greater. (10)
3	* * * *		
4			P up to twice the number of dwelling units otherwise permitted
5			as a Principal Use in the district and meeting all the
6	Senior Housing	§§ 102, 202.2(f),	requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the
7	Density	202.2(1), 207	district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. (10)
8			
9			
10	* * * *		
11	(10)	Note deleted	<u>[Note deleted.]</u> Outside of the Priority Equity Geography Special
12			by Planning Code Section 249.97, no density limit by lot area. Density
13			velope controls of height, bulk, setbacks, open space, exposure and
14			of this and other Codes, as well as by applicable design guidelines,
15			area plans of the General Plan, and design review by the Planning
16	Department.		
17	Department.		
18	* * * *		
19	050	740 NO O	
20		/13. NC-S -	NEIGHBORHOOD COMMERCIAL SHOPPING CENTER
21	DISTRICT.		
22	* * * *		
23	Table 71	3. NEIGHBO	RHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE
24			NC-S
25			

Zoning Category	§ References		Controls	
* * * *				
RESIDENTI	AL STANDA	RDS AND USES		
* * * *				
Residential	Uses		Controls by Story	
* * * *		1st	2nd	3rd+
* * * *		1		
Dwelling Unit Density	§§ 102, 207		e feet lot area, or the d , whichever is greater	
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)		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	as a Principal Use in requirements of § 20 dwelling units otherw district and meeting a	hber of dwelling units of the district and meetir 2.2(f)(1). C up to twice ise permitted as a Prin all requirements of § 2 elated to location. (2)	ng all the the number of ncipal Use in the
* * :	* *			
(2) [N	ote deleted.] [<u>N</u>	lote deleted.] Outside	of the Priority Equity G	eography Special
District estab	lished by Plai	nning Code Section 24	9.97, no density limit	by lot area. Densit
estricted by	physical enve	Hope controls of height	t, bulk, setbacks, oper) space, exposure -
other applica	able controls o	f this and other Codes	, as well as by applica	ble design guidelir
applicable el	ements and a	rea plans of the Gener	al Plan, and design re	view by the Plann
Department.				

* *	* *				
SEC.	715. CASTRO	STREET NEIGHBORH		IERCIAL DISTRICT.	
* *	* *				
Tabl	e 715. CASTRO	O STREET NEIGHBOR ZONING CONTRO		IMERCIAL DISTRICT	
				Castro Street NCD	
Zoning Cat	tegory	§ References		Controls	
* * * *					
RESIDENT	IAL STANDARI	DS AND USES			
* * * *					
Residentia			Controls By Story		
Concilla		1st	1st 2nd		
* * * *					
Dwelling Unit Density	§§ 102, 207	the nearest R District square foot of lot a nearest R District, lot area. Density re height, bulk, setbac applicable controls applicable design (t, whichever is rea, or the de whichever is estricted by place cks, open space of this and or guidelines, ap al Plan, and c	or the density permitted in segreater. <u>1 unit per 600</u> ensity permitted in the greater. No density limit- nysical envelope controls ace, exposure and other ther Codes, as well as by oplicable elements and ar design review by the	
Group Housing Density	§ 208	permitted in the near bedroom per 210 s permitted in the ne density limit by lot envelope controls of exposure and othe	eest R District, aquare foot lot arest R Distri area. Density of height, bull r applicable c	oot lot area, or the density whichever is greater. Up to t area, or the density ct, whichever is greater. I restricted by physical k, setbacks, open space, controls of this and other design guidelines,	

* * * *					
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the num a Principal Use in the of § 202.2(f)(1). C up otherwise permitted meeting all requirem 202.2(f)(1)(D)(iv), re- number of dwelling Use in the district a 202.2(f)(1). C up to otherwise permitted meeting all required 202.2(f)(1)(D)(iv), area. Density restrict height, bulk, setbat applicable controls applicable design- plans of the Gener	he district and n p to twice the m as a Principal U pents of § 202.2(clated to location g units otherwise and meeting al o twice the num o twice the num and meeting al o twice the num o twice the num and meeting al o twice the num o this and oth guidelines, app cal Plan, and de	<i>tecting all the r</i> <i>Imber of dwelli</i> . <i>Use in the distri</i> (f)(1), <i>except fo</i> (f)(1), <i>except fo</i> (f)(1), <i>except fo</i> (f)(1), <i>exce</i> (f)(1),	requirements ing units ict and or § as a Principal nents of § ng units district and opt for § well as by ents and area
		r lanning Departin	oni.		
* * * *					
* * * SEC. * * *	* *	EMENT STREET NE EMENT STREET NE ZONING CON	EIGHBORHOO ITROL TABLE		CIAL DISTR
* * * SEC. * * *	* * 9716. INNER CL	EMENT STREET NE	EIGHBORHOO ITROL TABLE	DD COMMER(CIAL DISTR
* * * * SEC. * * Table Zoning Categor	* * 9 716. INNER CL y § F	EMENT STREET NE ZONING CON	EIGHBORHOO ITROL TABLE	DD COMMER(E er Clement St	CIAL DISTR
* * * SEC. * * Table Zoning Categor	* * 9716. INNER CL	EMENT STREET NE ZONING CON	EIGHBORHOO ITROL TABLE	DD COMMER(E er Clement St	CIAL DISTR
* * * * SEC. * * Table Zoning Categor	* * 9 716. INNER CL y § F	EMENT STREET NE ZONING CON	EIGHBORHOO ITROL TABLE Inne	D COMMER(er Clement St Controls	CIAL DISTR
* * * SEC. * * Table Zoning Categor	* * e 716. INNER CL y § F	EMENT STREET NE ZONING CON	EIGHBORHOO ITROL TABLE Inne	DD COMMER(E er Clement St	CIAL DISTR

	* * * *		
1 2 3 4 5 6 7 8 9	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the</i> <i>density permitted in the nearest R District,</i> <i>whichever is greater.</i> <u>1 unit per 600</u> <u>square foot lot area or the density</u> <u>permitted in the nearest R District,</u> <u>whichever is greater.</u> No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
10 11 12 13 14 15 16 17 18	Group Housing Density	§ 208	<i>I bedroom per 210 square foot lot area or</i> <i>the density permitted in the nearest R</i> <i>District, whichever is greater</i> <u>1 bedroom</u> <u>per 210 square foot lot area or the</u> <u>density permitted in the nearest R</u> <u>District, whichever is greater.</u> 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 24 25	Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>P up to twice the</u> number of dwelling units otherwise



1 2 3 4 5	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the</i> <i>nearest R District, whichever is greater.</i> <u>1 unit per 600 square</u> <u>foot lot area, or the density permitted in the nearest R District,</u> <u>whichever is greater.</u> 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	Group Housing Density	§ 208	 I bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>1 bedroom per 210</u> <u>square foot lot area or the density permitted in the nearest R</u> <u>District, whichever is greater.</u> No density limit by lot area. <u>Density restricted by physical envelope controls of height,</u> <u>bulk, setbacks, open space, exposure and other applicable</u> <u>controls of this and other Codes, as well as by applicable</u> <u>design guidelines, applicable elements and area plans of the</u> <u>General Plan, and design review by the Planning Department.</u>
12	* * * *		
13 14 15 16 17 18 19 20 21	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. 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.
22	* * * *		
23 24	* * * *		

1	SEC. 7	18. UPPER	FILLM	ORE STREET I	NEIGHBORHOOD CO	MMERCIAL
2	DISTRICT.					
3	* * *	*				
4	т	able 718. UF	PPER F	ILLMORE STR	EET NEIGHBORHOO	
5	•			DISTR	ICT	
6				ZONING CONT	ROLIABLE	
7					Upper Fillmore Street	t NCD
8	Zoning Category	§ Referei	nces		Controls	
9	* * * *					
10	RESIDENTIA	AL STANDA	RDS A	ND USES		
11	* * * *					
	Residential	Uses	ļ		Controls By Story	
12		Residential Uses		1st	2nd	3rd+
13	* * * *					
14 15 16 17 18	Dwelling Unit Density	§§ 102, 207	neares lot are which restric setba of this guide	et R District, whice be or the density ever is greater. oted by physical cks, open space and other Code lines, applicable	oot lot area or the density hever is greater. <u>1 unit p</u> <u>vermitted in the neare</u> No density limit by lot a envelope controls of h o, exposure and other a es, as well as by applic elements and area pla ew by the Planning De	<u>er 600 square foot</u> <u>est R District.</u> area. Density eight, bulk, applicable controls cable design ans of the General
19 20 21 22 23 24	Group Housing Density	§ 208	neares foot lo which restric setba of this guide	et R District, which ot area or the de ever is greater. exted by physical cks, open space and other Code lines, applicable	are foot lot area or the de thever is greater. <u>1 bedre</u> nsity permitted in the r No density limit by lot to envelope controls of h b, exposure and other a es, as well as by applic elements and area pla ew by the Planning De	oom per 210 square nearest R District, area. Density reight, bulk, applicable controls cable design ans of the General
25	* * * *					

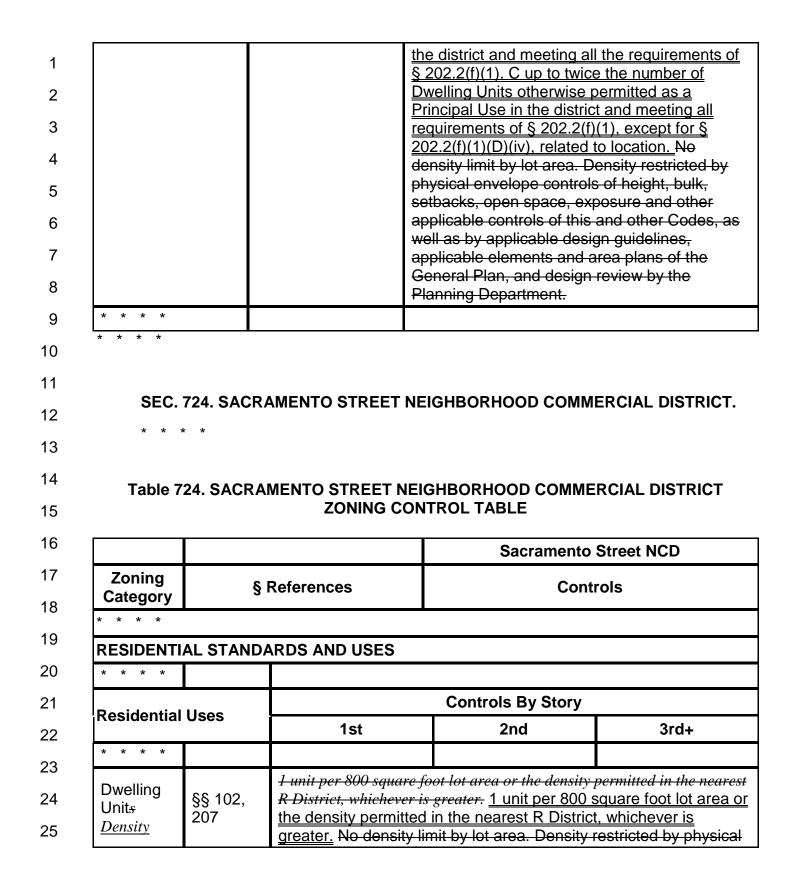
		<i>P up to twice the number of dwelling units otherwise permitted a</i> <i>Principal Use in the district and meeting all the requirements of</i>	
		$\frac{1}{202.2(f)(1)}$. C up to twice the number of dwelling units otherwise	-
		permitted as a Principal Use in the district and meeting all	
		requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), rel	
		to location. P up to twice the number of dwelling units other	
Senior	§§ 102,	permitted as a Principal Use in the district and meeting all t requirements of § 202.2(f)(1). C up to twice the number of	ne
Housing	202.2(f),	dwelling units otherwise permitted as a Principal Use in the	
Density	207	district and meeting all requirements of § 202.2(f)(1), except	
		§ 202.2(f)(1)(D)(iv), related to location. No density limit by l	ət
		area. Density restricted by physical envelope controls of he	
		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	IC
		General Plan, and design review by the Planning Departme	nt.
* * * *			
* *	* *		
050			
SEC	. 719. HAIGHT	STREET NEIGHBORHOOD COMMERCIAL DISTRICT.	
SEC * *	. 719. HAIGHT * *	STREET NEIGHBORHOOD COMMERCIAL DISTRICT.	
SEC * *	* *		
SEC * *	* *	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRI	т
SEC * *	* *		ст
SEC * *	* *	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRI	ст
SEC * *	* *	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRI ZONING CONTROL TABLE Haight Street NCD	ст
* *	* * Table 719. HA	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD	ст
* * Zoning	* * Table 719. HA	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD	ст
X X Zoning Category X X X X	* * Table 719. HA References	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD	ст
X X Zoning Category X X X X	* * Table 719. HA References	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD Controls	ст — —
Zoning Category * * * * RESIDENT * * * *	* * Table 719. HA References	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD Controls	ст — —
Zoning Category * * * * RESIDENT	* * Table 719. HA References	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICZONING CONTROL TABLE Haight Street NCD Controls	ст — —
* * Zoning Category * * * * RESIDENT * * * *	* * Table 719. HA References	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD Controls RDS AND USES Controls By Story	
Zoning Category * * * * RESIDENT * * * *	* * Table 719. HA References	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD Controls RDS AND USES Controls By Story 1st 2nd 3rd+ Junit per 600 square foot lot area or the density permitted in th	
Zoning Category * * * * RESIDENT * * * * Residentia * * * *	* * Table 719. HA References	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD Controls RDS AND USES Controls By Story 1st 2nd 3rd+ <i>I unit per 600 square foot lot area or the density permitted in th</i> <i>nearest R District, whichever is greater.</i> <u>1 unit per 600 square</u>	2
Zoning Category * * * * RESIDENT * * * * Residentia * * * *	* * Table 719. HA References	AIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRIC ZONING CONTROL TABLE Haight Street NCD Controls RDS AND USES Controls By Story 1st 2nd 3rd+ Junit per 600 square foot lot area or the density permitted in th	2

	P		
1 2 3			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
4 5 6 7 8 9	Group Housing Density	§ 208	Plan, and design review by the Planning Department. <i>I bedroom per 210 square foot lot area or the density permitted in</i> <i>the nearest R District, whichever is greater.</i> <u>1 bedroom per 210</u> square foot lot area or the density permitted in the nearest R <u>District, whichever is greater.</u> No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.
10	* * * *		
10 11 12 13 14 15 16 17 18 19 20	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. 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.
	* * * *		
	SEC.		OR OUTER MISSION NEIGHBORHOOD COMMERCIAL
25	* * *	* *	

1	Table 720. EX	CELSIOR OUTER MISSION STR	REET NEIGHB	ORHOOD CO	MMERCIAL
2		DISTRIC ZONING CONTRO			
3				or Outer Missi	ion NCD
4 5	Zoning Category	§ References		Controls	
6	* * * *				
7	RESIDENTIAL	STANDARDS AND USES			
8			Co	ontrols By Sto	ory
9	Residential Us	es	1st	2nd	3rd+
10	* * * *				
11 12 13 14 15 16 17	Dwelling Unit s <u>Density</u>	§§ 102, 207	per 600 squa limit by lot ar physical enve bulk, setback and other ap other Codes, design guide and area pla	square foot lot area are foot lot area ea. Density rea elope controls (s, open space plicable contro as well as by lines, applicab ns of the Gene w by the Plann	a. No density stricted by of height, of cxposure ols of this and applicable le elements oral Plan, and
18 19 20 21 22 23 24	Group Housing <u>Density</u>	§ 208	bedroom per No density lin restricted by of height, bul exposure and of this and ot applicable de clements and	r-210 square for 210 square for mit by lot area. physical envel k, setbacks, op d other applica her Codes, as esign guideline d area plans of sign review by partment.	ot lot area. Density ope controls pen space, ble controls well as by s, applicable the General
25	* * * *				

			•	e number of dwelling units itted as a Principal Use in	
			the district and	meeting all the requirements	
				C up to twice the number of	
			0	otherwise permitted as a network the state of the state o	
			requirements of	f § 202.2(f)(1), except for §	
			• • • • • • • •	iv), related to location. <u>P up</u>	
				<u>imber of dwelling units</u> nitted as a Principal Use	
			in the district a	and meeting all the	
Senior				of <u>§ 202.2(f)(1). C up to</u> ber of dwelling units	
Housing	§§ 102, 202.2(f), 207		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		
<u>Density</u>					
				D)(iv), related to location.	
			No density lim	it by lot area. Density	
	restricted by physical envelope cont of height, bulk, setbacks, open space			·	
	exposure and other applicable contr				
				er Codes, as well as by ign guidelines, applicable	
			elements and	area plans of the General	
			Plan, and desi Planning Depa	gn review by the extment	
* * * *					
	-				
* * * *					
SEC. 723.	. POLK STREET NEIGH	IBORHOO	D COMMERC	IAL DISTRICT.	
* * * *					
Tab	ole 723. POLK STREET ZONING		ORHOOD COM	IMERCIAL DISTRICT	
				Polk Street NCD	
Zonir	ng Category	§ Re	ferences	Controls	
Zonir * * * *	ng Category	§ Re	ferences	Controls	

Residential Uses		Controls By Story				
Residential Uses		1st	2nd	3rd+		
* * * *						
Dwelling Unit s <u>Density</u>	§§ 102, 207	<i>permitted in the</i> <i>greater</i> . <u>1 unit</u> <u>the density pe</u> <u>whichever is g</u> area. Density f controls of hei exposure and and other Cod design guidelin	nearest R distription <u>mitted in the mitted in the reater.</u> No der reater. No der estricted by p ght, bulk, sette other applicates, as well as nes, applicable he General P	e elements and lan, and design		
* * * *						
<i>Residential Density,</i> Group Housing <u>Density</u>	§208	foot lot area or nearest R Dist density limit by physical envel setbacks, oper	d in the neares eater. <u>1 bedroo</u> the density p rict, whicheve of area. Der pe controls of trols of this ar licable design nents and are and design re	t R District, om per 140 squa ermitted in the r is greater. No sty restricted b of height, bulk, sure and other of other Codes, guidelines, a plans of the		
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	Units otherwise district and mee 202.2(f)(1), exce	tted as a Princ ting all the req to twice the n permitted as a ting all require pt for § 202.2(p to twice the	ipal Use in the uirements of § umber of Dwellin Principal Use in ements of § (f)(1)(D)(iv), relau number of Dwe		



1			envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as					
2			by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning					
3			Department.					
4			1 bedroom per 275 square foot lot area. 1 bedroom per 275 square foot lot area. No density limit by lot area. Density restricted by					
5	Group Housing	§208	physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as					
6	<u>Density</u>	9200	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		§§ 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>					
10			202.2(f)(1). C up to twice the number of dwelling units otherwise					
11			<i>permitted as a Principal Use in the district and meeting all requirements</i> of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>Pup</u>					
12			to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of §					
13	Senior Housing		202.2(f)(1). C up to twice the number of dwelling units otherwise					
14	<u>Density</u>		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),					
15			related to location. No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open					
16			space, exposure and other applicable controls of this and other					
17			Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review					
18			by the Planning Department.					
19	^ ^ * *							
20	* * * *							
21								
22	SEC.	SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.						
23	* * * *							
24								
25	Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE							

		Union Street NCD			
Zoning Category	§ Refe	§ References		Controls	
* * * *					
RESIDENT	IAL STANDARDS A				
· · · ·		Controls By Story			
Residential Uses		1st 2nd 3rd+			
* * * *					
Dwelling Unit s <u>Density</u>	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in</i> <i>the nearest R District, whichever is greater.</i> <u>1 unit per 600</u> <u>square foot lot area or the density permitted in the nearest</u> <u>R District, whichever is greater.</u> 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 <u>Density</u>	§208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. 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 <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. 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			

* * * *		the distric except for density lin envelope exposure Codes, as applicable	t and meeting § 202.2(f)(1)(nit by lot area. controls of hei and other app well as by ap clements and	<u>D)(iv), related to</u> Density restricte ght, bulk, setbac licable controls o plicable design (of § 202.2(f)(1), location. No d by physical ks, open space, of this and other guidelines, te General Plan,	
* *	* *					
SEC	726. PACIFIC AVEN		IBORHOOD (DISTRICT.	
* *	* *					
	Table 726. PACIFIC	-	ONTROL TAE	LE	venue NCD	
Zoning Category	§ Rei	ferences		Controls		
* * * *						
RESIDEN * * * *	TIAL STANDARDS A	ND USES				
	L			Controls By S	tory	
Residential Uses			1st	2nd	3rd+	
* * * *					urea, or the density	

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

* * * *							
* * * *							
SEC. 727. L	AKESIDE VIL	LAGE N	EIGHBOR	HOOD COMMERC	CIAL DISTRICT.		
* * * *							
Table 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE							
				Lakeside Villa	age NCD		
Zoning Categor	y § Refer	ences		Control	ls		
* * * *							
RESIDENTIAL ST	ANDARDS A	ND USE	S				
* * * *		* * * *					
Posidontial Lleos							
Residential Uses				Controls By Sto	ory		
Residential Uses			1st	Controls By Sto 2nd	ory 3rd+		
Residential Uses * * * *				2nd	3rd+		
	§§ 102, 207	<i>I unit p</i> the nea square neares lot area of heig applica area p	er 800 squa rest R Distr foot lot ard t R District R Density I ht, bulk, se able control able design	2nd <i>tre foot lot area, or th</i> <i>ict, whichever is grea</i> <u>ea, or the density p</u> <u>t, whichever is grea</u> restricted by physic otbacks, open space ts of this and other o guidelines, applica- General Plan, and	3rd+ <i>the density permitted in</i> <i>terer.</i> <u>1 unit per 800</u> <u>ermitted in the</u> <u>ter.</u> No density limit by cal envelope controls e, exposure and other Codes, as well as by		

1		area plans of the General Pla Planning Department.	in, and design review by th			
* * * *						
		<i>P up to twice the number of dwelling units otherwise permitt</i> as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of				
		<i>dwelling units of y 202.2()</i> (1). O up to inter the number of <i>dwelling units otherwise permitted as a Principal Use in the</i> <i>district and meeting all requirements of § 202.2(f)(1), except for</i>				
		§ 202.2(f)(1)(D)(iv), related to b	ocation. P up to twice the			
	\$\$ 102	number of dwelling units other Principal Use in the district ar				
Senior Housing Density	§§ 102, 202.2(f),	requirements of § 202.2(f)(1). dwelling units otherwise perm				
	207	the district and meeting all re- except for § 202.2(f)(1)(D)(iv)	quirements of § 202.2(f)(1)			
		density limit by lot area. Dens	sity restricted by physical			
		envelope controls of height, to exposure and other applicable				
		Codes, as well as by applicat applicable elements and area	5 5			
		and design review by the Pla				
* * * *		and design review by the Pla				
		- NOE VALLEY NEIGHBORH	nning Department.			
SEC. 728. 24 DISTRICT. * * * *		– NOE VALLEY NEIGHBORH	OOD COMMERCIAL			
SEC. 728. 24 DISTRICT. * * * *	8. 24TH STRI	– NOE VALLEY NEIGHBORH EET – NOE VALLEY NEIGHBOR DISTRICT	OOD COMMERCIAL			
SEC. 728. 24 DISTRICT. * * * *	8. 24TH STRI	- NOE VALLEY NEIGHBORH	OOD COMMERCIAL			
SEC. 728. 24 DISTRICT. * * * *	8. 24TH STRI	– NOE VALLEY NEIGHBORH EET – NOE VALLEY NEIGHBOR DISTRICT	OOD COMMERCIAL			
SEC. 728. 24 DISTRICT. * * * *	8. 24TH STRI	– NOE VALLEY NEIGHBORH EET – NOE VALLEY NEIGHBOR DISTRICT	OOD COMMERCIAL			
SEC. 728. 24 DISTRICT. * * * *	8. 24TH STRI	– NOE VALLEY NEIGHBORH EET – NOE VALLEY NEIGHBOR DISTRICT	OOD COMMERCIAL			

* * * *	_				
RESIDENTIAL S	STANDARDS AN	DUSES			
Decidential Llos	_	Controls By Story			
Residential Use	Residential Uses		2nd	3rd+	
* * * *					
Dwelling Unit s <u>Density</u>	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density</i> <i>permitted in the nearest R District, whichever is greated</i> <u>unit per 600 square foot lot area, or the density</u> <u>permitted in the nearest R District, whichever is</u> <u>greater.</u> No density limit by lot area. Density rest by physical envelope controls of height, bulk, setbacks, open space, exposure and other app controls of this and other Codes, as well as by applicable design guidelines, applicable element and area plans of the General Plan, and design review by the Planning Department.			
Group Housing <u>Density</u>	§208	Teview by the Planning Department. I bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greated 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 restriby physical envelope controls of height, bulk, setbacks, open space, exposure and other application 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.		<i>hever is greater</i> <u>a, or the densither the densither the densither the densither the density restrices of the density for the density well as by the elements the density of the density </u>	
* * * *					
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	permitted as a Print the requirements of of Dwelling Units in the district and 202.2(f)(1), except location. P up to otherwise permit and meeting all t	umber of Dwelling Un ncipal Use in the distr of § 202.2(f)(1). C up t otherwise permitted a meeting all requiremen for § 202.2(f)(1)(D)(n twice the number of ted as a Principal U he requirements of b umber of Dwelling L	ict and meeting o twice the num s a Principal Us onts of § whith the second iv), related to Dwelling Units se in the distric § 202.2(f)(1). C	

1 2 3 4 5 6 7 8 9 10 11 12	* * *	*	meeting all re 202.2(f)(1)(D by lot area. D controls of he exposure and other Codes, guidelines, a General Plan Department.	GHBORHOOD COM	2(f)(1), except for § on. No density limit hysical envelope open space, atrols of this and ble design ad area plans of the by the Planning	
13				-		
14	Zoning			West Portal /	Avenue NCD	
15	Zoning Category	§ R	eferences	Controls		
16	* * * *					
17	RESIDENTIA	L STANDARD	S AND USES			
18	* * * *		r			
19	Residential U	lses		Controls By Story		
20	* * * *		1st	2nd	3rd+	
21			1 unit par 800 square	foot lot area, or the den	sity parmitted in the	
22 23 24 25	Dwelling Unit s <u>Density</u>	§§ 102, 207	nearest R District, white foot lot area, or the or District, whichever is Density restricted by bulk, setbacks, oper controls of this and or	<i>chever is greater</i> . <u>1 un</u> <u>density permitted in the</u> <u>greater. No density l</u> physical envelope co space, exposure and other Codes, as well a pplicable elements ar	it per 800 square <u>he nearest R</u> imit by lot area. pontrols of height, d other applicable as by applicable	

1			General Plan, and design review by the Planning Department.
2			1 bedroom per 275 square foot lot area, or the density permitted in
3			the nearest R District, whichever is greater. <u>1 bedroom per 275</u>
			square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.
4	Group	ousing §208	Density restricted by physical envelope controls of height,
5	<u>Density</u>		bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable
6		design guidelines, applicable elements and area plans of the	
7			General Plan, and design review by the Planning Department.
8	* * * *		
9			<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of</i>
10			§ 202.2(f)(1). C up to twice the number of Dwelling Units
11			<i>otherwise permitted as a Principal Use in the district and meeting</i> <i>all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv),</i>
12			related to location. P up to twice the number of Dwelling Units
13	Senior	§§ 102,	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice
14	Housing Density	202.2(f), 207	the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of
15	Density	201	§ 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to
16			<u>location.</u> 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
17			other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and
18			design review by the Planning Department.
19	* * * *		
20	* * *	*	
21			
22	8EC 7		NSET NEIGHBORHOOD COMMERCIAL DISTRICT.
23	* * *	*	
24			
25			

Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICTZONING CONTROL TABLE

				Inner Sunset NCD		
	Category		eferences Controls			
* * * *						
_	TIAL STA	NDARDS A		SES		
* * * *						
Residentia	Residential Uses			Controls By Story		
		1st	2nd	3rd+		
* * * *						
Dwelling Unit s <u>Density</u>	§§ 102, 207	R Districthe densegreater.greater.envelopeand otheby applieplans ofDepartm1 bedroonearest b	1 unit per 800 square foot lot area, or the density permitted in the new of the density permitted in the new of the density permitted in the nearest R District, whichever is greater. <u>A District, whichever is greater.</u> <u>1 unit per 800 square foot lot area</u> <u>the density permitted in the nearest R District, whichever is greater.</u> <u>No density limit by lot area.</u> <u>Density restricted by physe</u> <u>envelope controls of height, bulk, setbacks, open space, exponent of the general Plan, and other Codes, as well by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. <u>I bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.</u> <u>1 bedroom per 275 square foot lot area.</u></u>			
Group Housing <u>Density</u>	§208	foot lot area, or the density permitted in the nearest whichever is greater. No density limit by lot area. Density restricted by pl controls of height, bulk, setbacks, open space, exp applicable controls of this and other Codes, as well applicable design guidelines, applicable elements a of the General Plan, and design review by the Plan Department.		<u>reater.</u> t by lot area. Density restricted by physical envelo ght, bulk, setbacks, open space, exposure and oth trols of this and other Codes, as well as by ign guidelines, applicable elements and area plan		
* * * *						
Senior Housing <u>Density</u>	§§ 102, 202.2(f) 207	Principal 202.2(f)(permitted	l Use in 1). C up l as a P	e number of Dwelling Units otherwise permitted as a to the district and meeting all the requirements of § to twice the number of Dwelling Units otherwise Principal Use in the district and meeting all requirement except for § 202.2(f)(1)(D)(iv), related to location. Pu		

1

* * * * Residential U * * * * Dwelling Unit	ta	§ 102, 207	1st <i>I unit per 800</i> <i>density permit</i> <i>whichever is g</i> <u>foot lot area,</u> <u>nearest R Dis</u> density limit t	2nd square foot lot ted in the neare reater. <u>1 unit p</u> or the density strict, whicheve	3rd+ area, or the est R District, per 800 square permitted in the er is greater. No ensity restricted	
* * * * Residential U	Jses		1st	2nd	3rd+	
* * * *	Jses		·	-		
* * * *			(Controls By S	Story	
				Controls By Story		
		ARDS AND USES				
Zoning Category	§ References			Controls		
			N	Noriega Street NCD		
Ta	ble 731. NC	ORIEGA STREET N ZONING CO	EIGHBORHOO		IAL DISTRICT	
SEC. /		GA STREET NEIGH				
8FC 7						
* * *	*					
* * *	*					
* * * *	*		anment.			
	•	elements and area (by the Planning Dep	plans of the Gen			
		space, exposure an Codes, as well as b elements and area (d other applicables A applicable designation of the Generation of	e controls of the gridelines,	his and other applicable	
	 	<u>related to location.</u> by physical envelop space, exposure an Codes, as well as b elements and area (No density limit b e controls of heig d other applicabl y applicable desi plans of the Gen	y lot area. Der ght, bulk, setba e controls of tl gn guidelines,	nsity restricted acks, open his and other applicable	
		by physical envelop space, exposure an Codes, as well as b elements and area (<u>02.2(f)(1), excep</u> to density limit b e controls of heig d other applicable y applicable desi	<u>t for § 202.2(f)</u> y lot area. Der ght, bulk, setba e controls of th gn guidelines,	(<u>1)(D)(iv).</u> nsity restricted acks, open his and other - applicable	

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

					e General Plan, a he Planning Dep	•
* * * *						
* * *	* *					
SEC.	732. IRVII	NG STREET NEIC	GHBO	RHOOD CO	MMERCIAL DIS	TRICT.
* * * *						
Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE						
				I	rving Street NCI)
Zoning Category	§ References		Controls			
* * * *						
		DARDS AND US	ES			
* * * *						
Residential	Uses		Controls By Story			
				1st	2nd	3rd+
* * * *						
Dwelling Unit s <u>Density</u>	§§ 102, 2	207	<i>1 unit per 800 square foot lot area, or the density</i> <i>permitted in the nearest R District, whichever is</i> <i>greater.</i> <u>1 unit per 800 square foot lot area, or</u> <u>density permitted in the nearest R District,</u> <u>whichever is greater.</u> No density limit by lot at Density restricted by physical envelope control of height, bulk, setbacks, open space, expose and other applicable controls of this and othe Codes, as well as by applicable design guidelines, applicable elements and area plan of the General Plan, and design review by the Planning Department.			
Group Housing <i>Density</i>	§208		<i>Planning Department.</i> <i>1 bedroom per 275 square foot lot area, or the density</i> <i>permitted in the nearest R District, whichever is</i> <i>greater.</i> <u>1 bedroom per 275 square foot lot area,</u>			

1			or the density permitted in the nearest R District. whichever is greater. No density limit by lot area.	
2			Density restricted by physical envelope controls	
3			of height, bulk, setbacks, open space, exposure and other applicable controls of this and other	
			Codes, as well as by applicable design	
4			guidelines, applicable elements and area plans	
5			of the General Plan, and design review by the Planning Department.	
6	* * * *			
7			P up to twice the number of Dwelling Units otherwise	
8			<i>permitted as a Principal Use in the district and</i> <i>meeting all the requirements of § 202.2(f)(1). C up to</i>	
9			twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and	
10			meeting all requirements of § 202.2(f)(1), except for §	
11			202.2(f)(1)(D)(iv), related to location. P up to twice the number of Dwelling Units otherwise permitte	
12			as a Principal Use in the district and meeting all the requirements of $\delta 202.2(f)(1)$. C up to twice	
12	Senior Housing	§§ 102, 202.2(f), 207	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	
13	<u>Density</u>	33 102, 202.2(1), 201		
14			requirements of § 202.2(f)(1), except for §	
15			<u>202.2(f)(1)(D)(iv), related to location.</u> No density limit by lot area. Density restricted by physical	
16			envelope controls of height, bulk, setbacks, open	
-			space, exposure and other applicable controls of this and other Codes, as well as by applicable	
17			design guidelines, applicable elements and area	
18			plans of the General Plan, and design review by	
19	* * * *		the Planning Department.	
20				
	* * *	* *		
21				
22				
23	SEC.	733. TARAVAL STREET NE	EIGHBORHOOD COMMERCIAL DISTRICT.	
24	* * *	* *		
25				
20				

			Taraval S	Street NCD
Zoning Category	§ Re	eferences	Сог	ntrols
* * * *				
RESIDENT	IAL STANDARDS A	ND USES		
* * * *				
Residentia	11565		Controls By Sto	ry
Concentia		1st	2nd	3rd-
* * * *				
Dwelling Unit s <u>Density</u>	§§ 102, 207	<i>greater</i> . <u>1 unit p</u> <u>density permitte</u> <u>whichever is greater</u> . Density restricte height, bulk, se other applicable as well as by applicable elem Plan, and desig Department.	nearest R District, w er 800 square foor ed in the nearest F eater. No density f ed by physical env tbacks, open space e controls of this a pplicable design gr nents and area pla on review by the Pl	<u>t lot area, or</u> <u>C District.</u> imit by lot a relope contr re, exposure nd other Co uidelines, ns of the Ge anning
Group Housing <u>Density</u>	§208	permitted in the or greater. <u>1 bedro</u> the density perm whichever is greater Density restricted height, bulk, se other applicable as well as by applicable elem	75 square foot lot an nearest R District, w oom per 275 squar mitted in the neare eater. No density l ed by physical env tbacks, open space controls of this a pplicable design gr nents and area pla on review by the Pl	thichever is e foot lot an est R District imit by lot a relope contr e, exposure nd other Co uidelines, ns of the Ge

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT

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

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1				-	twice the number of Dwe	0		
2				A	ted as a Principal Use in requirements of § 202.2(†	0		
				numbe	r of Dwelling Units other	wise permitted as a		
3				1	oal Use in the district and ements of § 202.2(f)(1), ex	0		
4				202.2()	f)(1)(D)(iv), related to loc	eation. P up to twice		
5					mber of Dwelling Units rincipal Use in the distr			
6	Senior			the real	quirements of § 202.2(f)(1). C up to twice the		
7	Housing <u>Density</u>	§§ 102, 202	2.2(f), 207		er of Dwelling Units othe bal Use in the district ar			
8	Density			require	ements of § 202.2(f)(1).	<u>except for §</u>		
-					<u>f)(1)(D)(iv), related to la</u> y lot area. Density restr			
9				envelo	pe controls of height, b	oulk, setbacks, open		
10					, exposure and other a ad other Codes, as well	•		
11				this and other Codes, as well as by applicable design guidelines, applicable elements and area				
12					lans of the General Plan, and design review by the Planning Department.			
13	* * * *				3 1 2 2			
14	ala ala ala ala							
15	* * * *							
	SEC	734 .IUDAH		HBOR	HOOD COMMERCIAL	DISTRICT		
16	* * *	* *						
17								
18	Tab	le 734. JUD			ORHOOD COMMERCI	AL DISTRICT		
19		-	ZONING		ROL TABLE			
20					Judah Stre	et NCD		
21	Zoning Category	§ R	eferences		Contro	bls		
22	* * * *							
23		AL STANDA	RDS AND USE	S				
	* * * *							
24	Residential	Uses			Controls By Story			
25			1st		2nd	3rd+		

Dwelling Unit s <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the</i> <i>nearest R District, whichever is greater.</i> <u>1 unit per 800 square foot</u> <u>area, or the density permitted in the nearest R District, whichever</u> <u>is greater.</u> 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 <u>Density</u>	§208	I bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>1 bedroom per 275 square</u> 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, setback 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.
* * * *		
		<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
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	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. P 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.

SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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* * * *

			Inner Balb	oa Street NC
Zoning (Category	§ References	Co	ontrols
* * * *				
RESIDENTIAL	STANDARDS A	ND USES		
* * * *				
Residential Us	26	C	ontrols by Stor	у
Residential US	85	1st	2nd	3rd-
* * * *				
Dwelling Unit Density	§§ 102, 207	by lot area. Density r	estricted by phy	<u>'sical envelop</u>
-		controls of height, bu and other applicable well as by applicable elements and area p design review by the <i>1 bedroom per 275 squ</i>	design guideline lans of the Gene Planning Depar	en space, exp and other Coo es, applicable eral Plan, and rtment.

25

		_					
			to twice the number				
			tted as a Principal quirements of § 202				
			ling Units otherwis				
		distric	ct and meeting all r	equirements of § 2	2 02.2(f)(1), except		
		-	202.2(f)(1)(D)(iv),				
			umber of Dwelling				
Senior			ipal Use in the dis rements of § 202.				
Housing	§§ 102,		velling Units other				
Density	202.2(f), 207	-	e district and meet				
			2(f)(1), except for				
			<u>on. No density lin</u>				
			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					
			lines, applicable	2 1 1	0		
		Gene	eral Plan, and des				
		Dena	rtment.				
		Dopu					
* * * *							
SEC. 7 * * *	36. OUTER BALB * OUTER BALBOA		REET NEIGHBO				
SEC. 7 * * *	* OUTER BALBOA		REET NEIGHBO ET NEIGHBORH G CONTROL TAE		CIAL DISTRICT		
SEC. 7 * * * Table 736.	* OUTER BALBOA Z	OA ST	REET NEIGHBO ET NEIGHBORH G CONTROL TAE	OOD COMMER(BLE er Balboa Street	CIAL DISTRICT		
SEC. 7 * * *	* OUTER BALBOA	OA ST	REET NEIGHBO ET NEIGHBORH G CONTROL TAE	OOD COMMER(CIAL DISTRICT		
SEC. 7 * * * Table 736 Zoning	* OUTER BALBOA Z	OA ST	REET NEIGHBO ET NEIGHBORH G CONTROL TAE	OOD COMMER(BLE er Balboa Street	CIAL DISTRICT		
SEC. 7 * * * Table 736 Zoning Category * * * *	* OUTER BALBOA Z § References		REET NEIGHBO ET NEIGHBORH G CONTROL TAE Oute	OOD COMMER(BLE er Balboa Street	CIAL DISTRICT		
SEC. 7 * * * Table 736 Zoning Category * * * *	* OUTER BALBOA Z		REET NEIGHBO ET NEIGHBORH G CONTROL TAE Oute	OOD COMMER(BLE er Balboa Street	CIAL DISTRICT		
SEC. 7 * * * Table 736 Zoning Category * * * * RESIDENTI	* OUTER BALBOA Z § References		REET NEIGHBO ET NEIGHBORH G CONTROL TAE Oute	OOD COMMER(BLE er Balboa Street Controls	CIAL DISTRICT		
SEC. 7 * * * Table 736 Zoning Category * * * * RESIDENTI	* OUTER BALBOA Z § References		REET NEIGHBORH ET NEIGHBORH G CONTROL TAE Oute	OOD COMMER(BLE er Balboa Street Controls	CIAL DISTRICT		
SEC. 7 * * * Table 736 Zoning Category * * * * RESIDENTI * * * *	* OUTER BALBOA Z § References		REET NEIGHBO ET NEIGHBORH G CONTROL TAE Oute	OOD COMMER(BLE er Balboa Street Controls	CIAL DISTRICT		

1			1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is		
2			greater. 1 unit per 800 square foot lot area, or the		
3	Dwelling Unit	§§ 102, 207	density permitted in the nearest R District. whichever is greater. No density limit by lot area.		
4			Density restricted by physical envelope controls of		
5	Density		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		
6			General Plan, and design review by the Planning		
7			Department.		
8			1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is		
9			greater. 1 bedroom per 275 square foot lot area, or		
10	Croup		the density permitted in the nearest R District. whichever is greater. No density limit by lot area.		
11	Group Housing	§208	Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and		
12	Density		other applicable controls of this and other Codes,		
13			as well as by applicable design guidelines, applicable elements and area plans of the		
14			General Plan, and design review by the Planning		
15	* * * *		Department.		
			P up to twice the number of Dwelling Units otherwise		
16			permitted as a Principal Use in the district and meeting		
17			all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a		
18			Principal Use in the district and meeting all		
19			<pre>requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. P up to twice</pre>		
20	Senior		the number of Dwelling Units otherwise permitted		
21	Housing Density	§§ 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		
22	-		the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all		
23			requirements of § 202.2(f)(1), except for §		
			<u>202.2(f)(1)(D)(iv), related to location.</u> No density limit by lot area. Density restricted by physical		
24			envelope controls of height, bulk, setbacks, open		
25			space, exposure and other applicable controls of		

			this and other C design guideline plans of the Ger the Planning De	es, applic Peral Pla	cable elemer	nts and are
* * * *			the Flamming De	paruner	n.	
		AND AVENUE	NEIGHBORHO	OD COI	MMERCIAL	DISTRICT
Table 738. CC	ORTLAND A		HBORHOOD C	OMMEF		RICT ZON
				Co	ortland Aver	nue NCD
Zoning Ca	ategory	§ Ref	erences		Contro	ls
* * * *						
RESIDENTIA	L STANDA	ARDS AND US	SES			
* * * *						
				Con	trols by Sto	ory
Residential U	ses		1s		trols by Sto 2nd	T
Residential U	ses		1s		-	ory 3rd+

1			1 bedroom per 275 square foot lot area, or
2			the density permitted in the nearest R District, whichever is greater. <u>1 bedroom</u>
Z	Group Housing Density		per 275 square foot lot area, or the
3			density permitted in the nearest R
4			District, whichever is greater. No density
		§208	limit by lot area. Density restricted by physical envelope controls of height,
5		3_00	bulk, setbacks, open space, exposure
6			and other applicable controls of this and
7			other Codes, as well as by applicable design guidelines, applicable elements
			and area plans of the General Plan, and
8			design review by the Planning
9			Department.
10	* * * *		
			P up to twice the number of Dwelling Units
11			otherwise permitted as a Principal Use in the district and meeting all the requirements
12			of § 202.2(f)(1). C up to twice the number of
13			Dwelling Units otherwise permitted as a
15			Principal Use in the district and meeting all
14			<i>requirements of § 202.2(f)(1), except for §</i> 202.2(f)(1)(D)(iv), related to location. <u>P up</u>
15			to twice the number of Dwelling Units
			otherwise permitted as a Principal Use
16			in the district and meeting all the
17		§§ 102, 202.2(f),	requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units
18	Senior Housing Density	207	otherwise permitted as a Principal Use
			in the district and meeting all
19			<u>requirements of § 202.2(f)(1), except for</u> § 202.2(f)(1)(D)(iv), related to location.
20			No density limit by lot area. Density
21			restricted by physical envelope controls
			of height, bulk, setbacks, open space,
22			exposure and other applicable controls of this and other Codes, as well as by
23			applicable design guidelines, applicable
24			elements and area plans of the General
24			Plan, and design review by the Planning
25			Department.

* * *	*							
*	* *	* *						
S	EC.	739. GEARY B	OULEVARD NEIGHE	BOF	RHOOD COMMERCI	AL DISTRICT.		
*	* *	* *						
Table 7'	29 (EVARD NEIGHBORH	ററ		STRICT ZONING		
			CONTROL T					
					Geary Boulev	ard NCD		
Zonin Catego	•	§ F	References		Contro	ols		
* * *	*							
RESID	ENT	IAL STANDAR	DS AND USES					
* * *	*							
Resider	ntial	Uses		Сс	ontrols by Story	•		
	- tital		1st		2nd	3rd+		
* * *	*							
			1 1 1		t lot area, or the density ever is greater. <u>1 unit p</u> e			
			foot lot area, or the c	len	sity permitted in the n	earest R		
Dwelling	g		District, whichever is greater. No density limit by lot area. Density restricted by physical envelope controls of height,					
Unit Density		§§ 102, 207	bulk, setbacks, open	⊢sp	bace, exposure and ot	her applicable		
J			controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the					
				esię	gn review by the Plan	ning		
			Department.	Lar	e foot lot area, or the de	nsity normitted in		
			the nearest R District,	whi	ichever is greater. <u>1 be</u>	droom per 210		
Group					the density permitted eater. No density limit			
Housing		§208	Density restricted by	ph	vysical envelope contr	ols of height,		
Density					ace, exposure and ot er Codes, as well as b			
					icable elements and a			

1			General F	Plan, and design review by the Planning ant.
2	* * * *			
2 3 4 5 6 7 8 9 10 11	* * * * Senior Housing Density	§§ 102, 202.2(f), 207	a Principal § 202.2(f)(otherwise all require related to otherwise meeting a the numb Principal 202.2(f)(1 No densit envelope exposure Codes, as	<i>ice the number of Dwelling Units otherwise permitted as</i> <i>I Use in the district and meeting all the requirements of</i> <i>T). C up to twice the number of Dwelling Units</i> <i>permitted as a Principal Use in the district and meeting</i> <i>ments of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv),</i> <i>location.</i> <u>P up to twice the number of Dwelling Units</u> <u>permitted as a Principal Use in the district and</u> <u>all the requirements of § 202.2(f)(1). C up to twice</u> <u>er of Dwelling Units otherwise permitted as a</u> <u>Use in the district and meeting all requirements of §</u> <u>), except for § 202.2(f)(1)(D)(iv), related to location.</u> <u>y limit by lot area. Density restricted by physical</u> <u>controls of height, bulk, setbacks, open space,</u> <u>and other applicable design guidelines, applicable</u> <u>and area plans of the General Plan, and design</u>
12	* * * *			the Planning Department.
14 15 16 17 18	* * SEC. * *	* * 740. MISSION * *	BERNAL I	NEIGHBORHOOD COMMERCIAL DISTRICT.
19	Table 74	0. MISSION BE		IGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE
20				Mission Bernal NCD
21	Zoning Category	§ Refere	nces	Controls
22	* * * *			
23	RESIDEN	TIAL STANDAF	RDS AND L	JSES
24	* * * *			
25	Residential	Uses		Controls by Story

1			1st	2nd	3rd+		
	* * * *						
2 3			<i>1 unit per 600 square foot lot area, or the density</i> <i>permitted in the nearest R District, whichever is greater.</i> <u>1</u> <u>unit per 600 square foot lot area, or the density</u>				
4	Dwelling			<u>earest R District, w</u> i ty limit by lot area.			
5	Unit	§§ 102, 207		ical envelope conti			
6	Density			en space, exposul s of this and other			
7			as by applicable of	lesign guidelines, a	applicable		
8				a plans of the Gen the Planning Depa			
9				square foot lot area,			
10			bedroom per 210	arest R District, whic square foot lot are	a, or the density		
11	Group		permitted in the nearest R District, whichever is greater. No density limit by lot area. Density				
12	Housing	§208	restricted by phys	ical envelope conti	ols of height,		
13	Density		bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well				
14			as by applicable design guidelines, applicable elements and area plans of the General Plan, and				
15				the Planning Depa	-		
	* * * *						
16			-	umber of Dwelling U			
17				cipal Use in the distr [8 202 2(f)(1) C up 1	ē		
18			<i>the requirements of § 202.2(f)(1). C up to twice the</i> <i>number of Dwelling Units otherwise permitted as a</i>				
19		Senior	<i>Principal Use in the district and meeting all requirements</i> of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to				
20	Senior		location. P up to twice the number of Dwelling Units				
21	Housing	§§ 102, 202.2(f), 207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C				
22	Density			mber of Dwelling L incipal Use in the d			
			meeting all require	ements of § 202.2(f)(1), except for §		
23				related to location			
24			by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space,				
25			exposure and oth	er applicable contr	ols of this and		

	g	ther Codes, as well a uidelines, applicable General Plan, and dea Department.	elements and area	a plans of t
* * * *				
* * * *				
SEC. 742.	COLE VALLEY NEIGH	BORHOOD COMMI	RCIAL DISTRICT	ſS.
* * * *				
Table 742. (COLE VALLEY NEIGHE	BORHOOD COMME		ZONING
			Cole Valle	ey NCD
Zoning Category	§ References		Controls	
* * * *				
RESIDENTIAL	STANDARDS AND US	ES		-
* * * *				
Residential Use	S		Controls by Story	
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	density perm whichever is foot lot area the nearest greater. No Density res controls of space, expo	0 square foot lot and itted in the nearest I greater: <u>1 unit per</u> <u>a, or the density pe</u> <u>R District, whicher</u> density limit by lot tricted by physical neight, bulk, setbar osure and other ap his and other Cod	R <i>District,</i> 800 squar ermitted in ver is ver is area. anvelope cks, open plicable

1			1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District,	
2	Group Housing Density		whichever is greater. <u>1 bedroom per 275</u>	
3			square foot lot area, or the density	
З		§208	permitted in the nearest R District. whichever is greater. No density limit by	
4			lot area. Density restricted by physical	
5			envelope controls of height, bulk, setbacks, open space, exposure and	
6			other applicable controls of this and other	
			Codes, as well as by applicable design	
7			guidelines, applicable elements and area plans of the General Plan, and design	
8			review by the Planning Department.	
9	* * * *			
10			P up to twice the number of Dwelling Units	
11			otherwise permitted as a Principal Use in the district and meeting all the requirements of §	
11			$\frac{202.2(f)(1)}{202.2(f)(1)}$. C up to twice the number of	
12			Dwelling Units otherwise permitted as a	
13			Principal Use in the district and meeting all requirements of $S(202, 2(f)(1))$ expont for $S(202, 2(f)(1))$	
14			requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. P up	
14			to twice the number of Dwelling Units	
15			otherwise permitted as a Principal Use in	
16			the district and meeting all the requirements of § 202.2(f)(1). C up to	
17	Senior Housing	§§ 102, 202.2(f), 207	twice the number of Dwelling Units	
18	Density		otherwise permitted as a Principal Use in the district and meeting all requirements	
19			of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No	
			density limit by lot area. Density restricted	
20			by physical envelope controls of height,	
21			bulk, setbacks, open space, exposure and other applicable controls of this and	
22			other Codes, as well as by applicable	
			design guidelines, applicable elements	
23			and area plans of the General Plan, and design review by the Planning	
24			Department.	
25	* * * *			

* *	* *			
• • •	^ ^			
SEC.	743. LOWER HAIGHT ST	REET NEIGHBORH		
* *	* *			
Table 74	3. LOWER HAIGHT STRE ZONIN	ET NEIGHBORHOO G CONTROL TABL		L DISTRICT
		Lowe	r Haight Street N	NCD
Zoning Category	§ References		Controls	
* * * *				
RESIDENTI	AL STANDARDS AND US	SES		
* * * *				
Residential	Uses	Controls by Story		,
		1st	2nd	3rd+
* * * *				
			<i>1 unit per 800 square foot lot area, or the density</i> <i>permitted in the nearest R District, whichever is</i> <i>greater.</i> <u>1 unit per 800 square foot lot area, or</u> <u>the density permitted in the nearest R District</u> <u>whichever is greater.</u> 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 a plans of the General Plan, and design review the Planning Department.	
Dwelling Unit Density	§§ 102, 207	<i>greater</i> . <u>1 unit pe</u> <u>the density perm</u> <u>whichever is grea</u> area. Density res controls of heigh exposure and oth and other Codes design guideline plans of the Gen the Planning Dep	r 800 square foot <u>itted in the neares</u> <u>ater.</u> No density li stricted by physica t, bulk, setbacks, her applicable cor , as well as by ap s, applicable elem eral Plan, and de	hichever is lot area, or <u>st R District,</u> imit by lot al envelope open space open space ntrols of this pplicable nents and are sign review l

		Controls by Story		'V
Residentia	l Uses	1st 2nd 3rd+		
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>permitted in the r</i> <i>greater</i> . <u>1 unit p</u> <u>the density perr</u> <u>whichever is greater</u> . area. Density reater controls of heig exposure and co and other Coder design guideling area plans of the	<i>uare foot lot area,</i> <u>cearest R District,</u> <u>er 800 square fo</u> <u>mitted in the near</u> <u>eater.</u> No density estricted by physion ht, bulk, setback ht, bulk, setback hther applicable co s, as well as by the s, applicable elected of General Plan, lanning Departm	whichever is ot lot area, or rest R Distri / limit by lot ical envelop s, open spa controls of the applicable ements and and design
Group Housing Density	§208	review by the Planning Department.1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.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.		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	otherwise permit district and meet 202.2(f)(1). C up Units otherwise p district and meet 202.2(f)(1), excep to location. P up	number of Dwellis ted as a Principal- ing all the required to twice the numb permitted as a Prin ing all requirement of for § 202.2(f)(1) to twice the nun permitted as a F	Use in the ments of § rer of Dwellin reipal Use in ots of § (D)(iv), relan

	· · · · · · · · · · · · · · · · · · ·				
1		the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of			
2		Dwelling Units otherwise permitted as a			
3		Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §			
4		202.2(f)(1)(D)(iv), related to location. No density			
5		limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks,			
6		open space, exposure and other applicable controls of this and other Codes, as well as by			
		applicable design guidelines, applicable			
7		elements and area plans of the General Plan, and design review by the Planning Department.			
8	* * * *				
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10	* * * *				
11	Section 5. Effective Date. This ordinance shall become effective 30 days after				
12	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the				
13	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board				
14	of Supervisors overrides the Mayor's veto of the ordinance.				
15					
16	Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors				
17	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,				
18	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal				
19	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment				
20	additions, and Board amendment deletions in accordance with the "Note" that appears under				
21	the official title of the ordinance.				
22					
23	Section 7. At the time of introduction	of this ordinance, the ordinance in Board of			
24	Supervisor's File No. 230446 had been app	roved by the Board of Supervisors at two regularly			
25	scheduled meetings of the Board, and had b	peen presented to the Mayor for			

1	signature. Section 3 of the ordinance in Board of Supervisor's File No. 230446 added
2	Planning Code Section 249.97, the Priority Equity Geographies Special Use
3	District. Section 3 of this ordinance amends Section 249.97 and treats that section as existing
4	text in plain Arial font, with additions shown in single-underline italic Times New Roman font
5	and deletions in strikethrough italic Times New Roman font, or additions shown in Arial
6	double-underline font, and deletions in Arial strikethrough font, in accordance with the "NOTE"
7	that appears underneath the long title of this ordinance.
8 9	APPROVED AS TO FORM: DAVID CHIU, City Attorney
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11	By: <u>/s/ Audrey Pearson</u> AUDREY PEARSON
12	Deputy City Attorney
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