

1 [Planning Code - Establishing Four Outer Sunset Neighborhood Commercial Districts]

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3 **Ordinance amending the San Francisco Planning Code by: 1) adding Section 739.1 to**  
4 **establish the Noriega Street Neighborhood Commercial District including specified**  
5 **non-residential properties zoned NC-2 along Noriega Street; 2) adding Section 740.1 to**  
6 **establish the Irving Street Neighborhood Commercial District including specified non-**  
7 **residential properties zoned NC-2 along Irving Street; 3) adding Section 741.1 to**  
8 **establish the Taraval Street Neighborhood Commercial District including specified non-**  
9 **residential properties zoned NC-2 along Taraval Street; 4) adding Section 742.1 to**  
10 **establish the Judah Street Neighborhood Commercial District including specified non-**  
11 **residential properties zoned NC-2 along Judah Street; 5) amending Sections 263.20 and**  
12 **710.10 of the NC-1 Zoning Control Table to include properties zoned NC-1 along**  
13 **Noriega, Irving, Taraval, and Judah Streets; 6) amending Section 790.124 (trade shops)**  
14 **to remove horsepower and square footage limitations and impose operating conditions**  
15 **regarding noise and odor; 7) amending Sheet ZN05 of the Zoning Map to include the**  
16 **new Neighborhood Commercial Districts; and 8) making environmental findings,**  
17 **Planning Code Section 302 findings, and findings of consistency with General Plan and**  
18 **the Priority Policies of Planning Code Section 101.1.**

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20 NOTE: Additions are *single-underline italics Times New Roman*;  
21 deletions are *strike-through italics Times New Roman*.  
22 Board amendment additions are double-underlined;  
23 Board amendment deletions are ~~strikethrough normal~~.

24 Be it ordained by the People of the City and County of San Francisco:

25 Section 1. Findings.

1 (a) The Planning Department has determined that the actions contemplated in this  
2 Ordinance comply with the California Environmental Quality Act (California Public Resources  
3 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
4 Supervisors in File No. 120241.

5 (b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these  
6 Planning Code and Zoning Map amendments will serve the public necessity, convenience and  
7 welfare for the reasons set forth in Planning Commission Resolution No. 18647 and the Board  
8 incorporates such reasons herein by reference. A copy of Planning Commission Resolution  
9 No. 18647 is on file with the Clerk of the Board of Supervisors in File No. 120241.

10 (c) The Board of Supervisors finds that these Planning Code and Zoning Map  
11 amendments are consistent with the General Plan and with the Priority Policies of Planning  
12 Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 18647  
13 and the Board incorporates such reasons herein by reference.

14  
15 Section 2. The San Francisco Planning Code is hereby amended by adding Section  
16 739.1, to read as follows:

17 **SEC. 739.1. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

18 The Noriega Street Neighborhood Commercial District is located in the Outer Sunset  
19 neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of  
20 Noriega Street between 19th and 27th and 30th through 33rd Avenues.

21 The District provides a selection of convenience goods and services for the residents of the  
22 Outer Sunset District. There are a high concentration of restaurants, drawing customers from  
23 throughout the City and the region. There are also a significant number of professional, realty, and  
24 business offices as well as financial institutions.

*The Noriega Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. To protect continuous frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must be provided, unless such uses are authorized by Conditional Use. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.*

**SEC. 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			<b><u>Noriega Street Neighborhood Commercial District</u></b>
<b><u>No.</u></b>	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>			
<u>739.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271</u>	<u>Varies See Zoning Map. Additional 5 feet for commercial uses on the ground floor</u>
<u>739.11</u>	<u>Lot Size [Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 9,999 sq. ft.; C 10,000 sq. ft. &amp; above § 121.1</u>
<u>739.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story and above and at all residential levels § 134(a) (e)</u>
<u>739.13</u>	<u>Street Frontage</u>		<u>Active Frontage Required § 145.1; Generally Active Use Required</u>

			<u>Noriega Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>			
			<u>§ 145.4(c), unless exempted by Conditional Use</u>
<u>739.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
<u>739.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
<u>739.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P</u> <u>§ 136.1(c)</u>
<u>739.17</u>	<u>Street Trees</u>		<u>Required</u> <u>§ 138.1</u>
<b><u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES#</u></b>			
<u>739.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1</u> <u>§ 124(a)(b)</u>
<u>739.21</u>	<u>Use Size</u> <u>[Non-Residential]</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.;</u> <u>C 4,000 sq. ft. &amp; above</u> <u>§ 121.2</u>
<u>739.22</u>	<u>Off-Street Parking,</u> <u>Commercial/</u> <u>Institutional</u>	<u>§§ 150, 153 - 157, 159 -</u> <u>160, 204.5</u>	<u>Generally, none required if</u> <u>occupied floor area is less than</u> <u>5,000 sq. ft.</u> <u>§§ 151, 161(g)</u>
<u>739.23</u>	<u>Off-Street Freight</u> <u>Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if</u> <u>gross floor area is less than</u> <u>10,000 sq. ft</u> <u>§§ 152, 161(b)</u>
<u>739.24</u>	<u>Outdoor Activity</u> <u>Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if</u> <u>located elsewhere</u> <u>§ 145.2(a)</u>
<u>739.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	
<u>739.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.;</u> <u>C if not recessed</u>

			<u>Noriega Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>			
			<u>§ 145.2(b)</u>
<u>739.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u> <u>C 2 a.m. - 6 a.m.</u>
<u>739.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(e)1</u>
<u>739.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(e)2</u>
<u>739.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(c)(d)(g)</u>

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Noriega Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>739.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	
<u>739.39</u>	<u>Residential Demolition</u>	<u>§790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>
<b><u>Retail Sales and Services</u></b>					
<u>739.40</u>	<u>Other Retail Sales and Services</u> <u>[Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	
<u>739.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>		
<u>739.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P#</u>		
<u>739.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P#</u>		
<u>739.45</u>	<u>Liquor Store</u>	<u>790.55</u>	<u>P</u>		
<u>739.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		

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<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Noriega Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>739.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
<u>739.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>		
<u>739.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P#</u>	<u>C#</u>	
<u>739.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P#</u>		
<u>739.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	
<u>739.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
<u>739.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	
<u>739.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u> <u>§ 1900 Health</u> <u>Code</u>	<u>C</u>		
<u>739.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>739.56</u>	<u>Automobile Parking</u>	<u>§ 790.8, 156,</u> <u>160</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>739.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
<u>739.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
<u>739.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
<u>739.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
<u>739.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			
<u>739.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
<u>739.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
<u>739.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
<u>739.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P#</u>	<u>C#</u>	
<u>739.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
<u>739.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>P#</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Noriega Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>739.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
<u>739.69B</u>	<u>Amusement Game Arcade (Mechanical Amusement Devices)</u>	<u>§ 790.4</u>			
<u>739.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>739.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Institutions and Non-Retail Sales and Services</u></b>					
<u>739.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			
<u>739.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
<u>739.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>739.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>739.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>739.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P#</u>		
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>					
<u>739.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>739.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1, 790.88(a)</u>	<u>Generally, 1 unit per 800 sq. ft. lot area § 207.4</u>		
<u>739.92</u>	<u>Residential Density, Group Housing</u>	<u>§§ 207.1, 790.88(b)</u>	<u>Generally, 1 bedroom per 275 sq. ft. lot area § 208</u>		
<u>739.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§ 135, 136</u>	<u>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</u>		
<u>739.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<u>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Noriega Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>739.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

**SPECIFIC PROVISIONS FOR NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>	
<u>§ 739.43</u> <u>§ 739.44</u>	<u>§ 703.3</u>	<u>Restaurants and Limited-Restaurants are P;</u> <u>Formula Retail Restaurants and Limited-</u> <u>Restaurants are C</u>	
<u>§ 739.84</u>	<u>§ 790.141</u> <u>Health Code</u> <u>§ 3308</u>	<u>Medical cannabis dispensaries may only</u> <u>operate between the hours of 8 a.m. and 10</u> <u>p.m.</u>	
<u>§ 739.65</u>	<u>§ 703.3</u>	<u>Trade shops are subject to Formula Retail</u> <u>controls</u>	
<u>§ 739.68</u>	<u>§ 790.11</u>	<u>Fringe Financial Services are P subject to the</u> <u>restrictions set forth in Subsection 249.35(c)(3).</u>	

Section 3. The San Francisco Planning Code is hereby amended by adding Section 740.1, to read as follows:

**SEC. 740.1. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of



Irving Street between 19<sup>th</sup> and 27<sup>th</sup> Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

**SEC. 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			<b><u>Irving Street Neighborhood Commercial District</u></b>
<b><u>No.</u></b>	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>			
<u>740.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271</u>	<u>Varies See Zoning Map Additional 5 feet for commercial uses on the ground floor</u>
<u>740.11</u>	<u>Lot Size [Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 9,999 sq. ft.; C 10,000 sq. ft. &amp; above § 121.1</u>
<u>740.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story</u>

			<b><u>Irving Street Neighborhood</u></b>
			<b><u>Commercial District</u></b>
<b><u>No.</u></b>	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>			
			<i>and above and at all residential levels</i> <u>§ 134(a) (e)</u>
<u>740.13</u>	<u>Street Frontage</u>		<u>Active Frontage Required</u> <u>§ 145.1;</u> <u>Generally Active Use Required</u> <u>§ 145.4(c), unless exempted by</u> <u>Conditional Use</u>
<u>740.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
<u>740.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
<u>740.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P</u> <u>§ 136.1(c)</u>
<u>740.17</u>	<u>Street Trees</u>		<u>Required</u> <u>§ 138.1</u>
<b><u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES#</u></b>			
<u>740.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1</u> <u>§ 124(a)(b)</u>
<u>740.21</u>	<u>Use Size</u> <u>[Non-Residential]</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.;</u> <u>C 4,000 sq. ft. &amp; above</u> <u>§ 121.2</u>
<u>740.22</u>	<u>Off-Street Parking,</u> <u>Commercial/</u> <u>Institutional</u>	<u>§§ 150, 153 - 157, 159 -</u> <u>160, 204.5</u>	<u>Generally, none required if</u> <u>occupied floor area is less than</u> <u>5,000 sq. ft.</u> <u>§§ 151, 161(g)</u>
<u>740.23</u>	<u>Off-Street Freight</u> <u>Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if</u> <u>gross floor area is less than</u>

			<b><u>Irving Street Neighborhood</u></b>		
			<b><u>Commercial District</u></b>		
<b><u>No.</u></b>	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>		
<b><u>BUILDING STANDARDS</u></b>					
			<u>10,000 sq. ft</u> <u>§§ 152, 161(b)</u>		
<u>740.24</u>	<u>Outdoor Activity Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if located elsewhere</u> <u>§ 145.2(a)</u>		
<u>740.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>			
<u>740.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.;</u> <u>C if not recessed</u> <u>§ 145.2(b)</u>		
<u>740.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u> <u>C 2 a.m. - 6 a.m.</u>		
<u>740.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(e)1</u>		
<u>740.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(e)2</u>		
<u>740.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(c)(d)(g)</u>		

<b><u>No.</u></b>	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Irving Street Neighborhood</u></b>		
			<b><u>Commercial District</u></b>		
			<b><u>Controls by Story</u></b>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>740.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	
<u>740.39</u>	<u>Residential Demolition</u>	<u>§790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>

1 2 3 4	<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Irving Street Neighborhood Commercial District</u>		
				<u>Controls by Story</u>		
5			<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	<b><u>Retail Sales and Services</u></b>					
7	<u>740.40</u>	<u>Other Retail Sales and Services [Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	
8	<u>740.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>		
9	<u>740.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P#</u>		
10	<u>740.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P#</u>		
11	<u>740.45</u>	<u>Liquor Store</u>	<u>790.55</u>	<u>P</u>		
12	<u>740.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		
13	<u>740.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
14	<u>740.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>		
15	<u>740.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P#</u>	<u>C#</u>	
16	<u>740.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P#</u>		
17	<u>740.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	
18	<u>740.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
19	<u>740.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	
20	<u>740.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u> <u>§ 1900 Health Code</u>	<u>C</u>		
21	<u>740.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>740.56</u>	<u>Automobile Parking</u>	<u>§ 790.8, 156, 160</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>740.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
24	<u>740.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
25	<u>740.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
	<u>740.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
	<u>740.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Irving Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>740.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
<u>740.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
<u>740.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
<u>740.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P#</u>	<u>C#</u>	
<u>740.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
<u>740.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>P#</u>		
<u>740.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
<u>740.69B</u>	<u>Amusement Game Arcade (Mechanical Amusement Devices)</u>	<u>§ 790.4</u>			
<u>738.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>738.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Institutions and Non-Retail Sales and Services</u></b>					
<u>740.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			
<u>740.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
<u>740.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>740.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>740.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>740.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P#</u>		
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>					
<u>740.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>740.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1, 790.88(a)</u>	<u>Generally, 1 unit per 800 sq. ft. lot area § 207.4</u>		
<u>740.92</u>	<u>Residential Density, Group</u>	<u>§§ 207.1,</u>	<u>Generally, 1 bedroom</u>		

Supervisor Chu

BOARD OF SUPERVISORS

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<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Irving Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	<u>Housing</u>	<u>790.88(b)</u>	<u>per 275 sq. ft. lot area</u> <u>§ 208</u>		
<u>740.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u> §§ 135, 136</u>	<u>Generally, either 100</u> <u>sq. ft. if private, or 133</u> <u>sq. ft. if common</u> <u>§ 135(d)</u>		
<u>740.94</u>	<u>Off-Street Parking, Residential</u>	<u> §§ 150, 153 -</u> <u>157, 159 - 160,</u> <u>204.5</u>	<u>Generally, 1 space for</u> <u>each dwelling unit</u> <u> §§ 151, 161(a) (g)</u>		
<u>740.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

**SPECIFIC PROVISIONS FOR IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls</u>	
<u>§ 740.43</u> <u>§ 740.44</u>	<u>§ 703.3</u>	<u>Restaurants and Limited-Restaurants are P;</u> <u>Formula Retail Restaurants and Limited-</u> <u>Restaurants are NP</u>	
<u>§ 740.43</u> <u>§ 740.44</u>	<u>§ 781.2</u>	<u>IRVING STREET RESTAURANT</u> <u>SUBDISTRICT</u> <u><b>Boundaries:</b> Applicable only for the portion of</u> <u>the Irving Street NC-2 District between 19<sup>th</sup></u> <u>and 27<sup>th</sup> Avenues as mapped on Sectional Map</u> <u>SU05</u> <u><b>Controls:</b> Restaurants are C; Formula Retail</u> <u>restaurants and Limited-Restaurant are NP</u>	

1	<u>§ 740.84</u>	<u>§790.141</u>	<u>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</u>	
2				
3	<u>§ 740.65</u>	<u>§ 703.3</u>	<u>Trade shops are subject to Formula Retail</u>	
4			<u>controls</u>	
5	<u>§ 740.68</u>	<u>§ 790.11</u>	<u>Fringe Financial Services are P subject to the</u>	
6			<u>restrictions set forth in Subsection 249.35(c)(3)</u>	
7				

8 Section 4. The San Francisco Planning Code is hereby amended by adding Section  
9 741.1, to read as follows:

10 **SEC. 741.1. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

11 The Taraval Street Neighborhood Commercial District is located in the Outer Sunset  
12 neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of  
13 Taraval Street from 19<sup>th</sup> through 27<sup>th</sup> Avenues. The District provides a selection of convenience goods  
14 and services for the residents of the Outer Sunset District. There are a high concentration of  
15 restaurants, drawing customers from throughout the City and the region. There are also a significant  
16 number of professional, realty, and business offices as well as financial institutions.

17 The Taraval Street Neighborhood Commercial District controls are designed to promote  
18 development that is consistent with its existing land use patterns and to maintain a harmony of uses that  
19 support the District's vitality. The building standards allow small-scale buildings and uses, protecting  
20 rear yards above the ground story and at residential levels. In new development, most commercial uses  
21 are permitted at the first two stories, although certain limitations apply to uses at the second story.  
22 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and  
23 comparison shopping businesses and to protect adjacent residential livability. These controls are  
24 designed to encourage the street's active retail frontage, and local fabrication and production of goods.

25 **SEC. 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

			<b><u>Taraval Street Neighborhood Commercial District</u></b>
<b><u>No.</u></b>	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>			
<u>741.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271</u>	<u>Varies</u> <u>See Zoning Map. Additional 5 feet for commercial uses on the ground floor</u>
<u>741.11</u>	<u>Lot Size [Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 9,999 sq. ft.;</u> <u>C 10,000 sq. ft. &amp; above</u> <u>§ 121.1</u>
<u>741.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story and above and at all residential levels</u> <u>§ 134(a) (e)</u>
<u>741.13</u>	<u>Street Frontage</u>		<u>Active Frontage Required</u> <u>§ 145.1;</u> <u>Generally Active Use Required</u> <u>§ 145.4(c), unless exempted by</u> <u>Conditional Use</u>
<u>741.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
<u>741.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
<u>741.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P</u> <u>§ 136.1(c)</u>
<u>741.17</u>	<u>Street Trees</u>		<u>Required</u> <u>§ 138.1</u>
<b><u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES#</u></b>			
<u>741.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1</u> <u>§ 124(a)(b)</u>
<u>741.21</u>	<u>Use Size</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.;</u>



			<u>Taraval Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>			
	<u>[Non-Residential]</u>		<u>C 4,000 sq. ft. &amp; above</u> <u>§ 121.2</u>
<u>741.22</u>	<u>Off-Street Parking, Commercial/ Institutional</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<u>Generally, none required if occupied floor area is less than 5,000 sq. ft.</u> <u>§§ 151, 161(g)</u>
<u>741.23</u>	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if gross floor area is less than 10,000 sq. ft</u> <u>§§ 152, 161(b)</u>
<u>741.24</u>	<u>Outdoor Activity Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if located elsewhere</u> <u>§ 145.2(a)</u>
<u>741.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	
<u>741.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.;</u> <u>C if not recessed</u> <u>§ 145.2(b)</u>
<u>741.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u> <u>C 2 a.m. - 6 a.m.</u>
<u>741.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(e)1</u>
<u>741.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(f)2</u>
<u>741.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(c)(d)(g)</u>

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<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Taraval Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>741.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	
<u>741.39</u>	<u>Residential Demolition</u>	<u>§790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>
<b><u>Retail Sales and Services</u></b>					
<u>741.40</u>	<u>Other Retail Sales and Services [Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	
<u>741.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>		
<u>741.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P#</u>		
<u>741.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P#</u>		
<u>741.45</u>	<u>Liquor Store</u>	<u>790.55</u>	<u>P</u>		
<u>741.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		
<u>741.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
<u>741.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>		
<u>741.49</u>	<u>Financial Service</u>	<u>§ 790. 110</u>	<u>P#</u>	<u>C#</u>	
<u>741.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P#</u>		
<u>741.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	
<u>741.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
<u>741.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	
<u>741.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u> <u>§ 1900 Health Code</u>	<u>C</u>		
<u>741.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>741.56</u>	<u>Automobile Parking</u>	<u>§ 790.8, 156, 160</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>741.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
<u>741.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
<u>741.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		

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<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Taraval Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>741.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
<u>741.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			
<u>741.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
<u>741.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
<u>741.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
<u>741.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P#</u>	<u>C#</u>	
<u>741.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
<u>741.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>P#</u>		
<u>741.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
<u>741.69B</u>	<u>Amusement Game Arcade (Mechanical Amusement Devices)</u>	<u>§ 790.4</u>			
<u>741.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>741.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b><u>Institutions and Non-Retail Sales and Services</u></b>					
<u>741.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			
<u>741.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
<u>741.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>741.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>741.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>741.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P#</u>		
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>					
<u>741.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>741.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1,</u>	<u>Generally, 1 unit per</u>		

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Taraval Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
		<u>790.88(a)</u>	<u>800 sq. ft. lot area</u> <u>§ 207.4</u>		
<u>741.92</u>	<u>Residential Density, Group Housing</u>	<u>§§ 207.1, 790.88(b)</u>	<u>Generally, 1 bedroom</u> <u>per 275 sq. ft. lot area</u> <u>§ 208</u>		
<u>741.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§ 135, 136</u>	<u>Generally, either 100</u> <u>sq. ft. if private, or 133</u> <u>sq. ft. if common</u> <u>§ 135(d)</u>		
<u>741.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<u>Generally, 1 space for</u> <u>each dwelling unit</u> <u>§§ 151, 161(a) (g)</u>		
<u>741.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

**SPECIFIC PROVISIONS FOR TARAVAL STREET NEIGHBORHOOD COMMERCIAL  
DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls§</u>	
<u>§ 741.43</u> <u>§ 741.44</u>	<u>§ 703.3</u>	<u>Restaurants and Limited-Restaurants are P;</u> <u>Formula Retail Restaurants and Limited-</u> <u>Restaurants are NP</u>	
<u>§ 741.43</u> <u>§ 741.44</u>	<u>§ 781.1</u>	<u>TARAVAL STREET RESTAURANT</u> <u>SUBDISTRICT</u> <u>Boundaries: Applicable only for the Taraval</u> <u>Street NC-2 District between 12<sup>th</sup> and 36<sup>th</sup></u> <u>Avenues as mapped on Sectional Maps SU05</u>	

		<i>and SU06</i>	
		<i><b>Controls: Restaurants and Limited-restaurant are C; Formula Retail restaurants and Limited-restaurant are NP</b></i>	
<i>§ 741.84</i>	<i>§790.141 Health Code §3308</i>	<i>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i>	
<i>§ 741.65</i>	<i>§ 703.3</i>	<i>Trade shops are subject to Formula Retail controls</i>	
<i>§ 741.68</i>	<i>§ 790.11</i>	<i>Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3)</i>	

Section 5. The San Francisco Planning Code is hereby amended by adding Section 742.1, to read as follows:

**SEC. 742.1. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

*The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Judah Street from 29<sup>th</sup> through 33<sup>rd</sup> Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.*

*The Judah Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses*

1 are permitted at the first two stories, although certain limitations apply to uses at the second story.  
 2 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and  
 3 comparison shopping businesses and to protect adjacent residential livability. These controls are  
 4 designed to encourage the street's active retail frontage, and local fabrication and production of goods.

5 **SEC. 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 6 **ZONING CONTROL TABLE**

			<u>Judah Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>			
<u>742.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271</u>	<u>Varies</u> <u>See Zoning Map. Additional 5 feet for commercial uses on the ground floor</u>
<u>742.11</u>	<u>Lot Size [Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 9,999 sq. ft.;</u> <u>C 10,000 sq. ft. &amp; above</u> <u>§ 121.1</u>
<u>742.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story and above and at all residential levels</u> <u>§ 134(a) (e)</u>
<u>742.13</u>	<u>Street Frontage</u>		<u>Active Frontage Required</u> <u>§ 145.1;</u> <u>Generally Active Use Required</u> <u>§ 145.4(c), unless exempted by</u> <u>Conditional Use</u>
<u>742.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P</u> <u>§ 136.1(a)</u>
<u>742.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P</u> <u>§ 136.1(b)</u>
<u>742.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P</u> <u>§ 136.1(c)</u>

			<u>Judah Street Neighborhood Commercial District</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>			
<u>742.17</u>	<u>Street Trees</u>		<u>Required</u> <u>§ 138.1</u>
<b><u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES#</u></b>			
<u>742.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1</u> <u>§ 124(a)(b)</u>
<u>742.21</u>	<u>Use Size</u> <u>[Non-Residential]</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.;</u> <u>C 4,000 sq. ft. &amp; above</u> <u>§ 121.2</u>
<u>742.22</u>	<u>Off-Street Parking,</u> <u>Commercial/</u> <u>Institutional</u>	<u>§§ 150, 153 - 157, 159 -</u> <u>160, 204.5</u>	<u>Generally, none required if</u> <u>occupied floor area is less than</u> <u>5,000 sq. ft.</u> <u>§§ 151, 161(g)</u>
<u>742.23</u>	<u>Off-Street Freight</u> <u>Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if</u> <u>gross floor area is less than</u> <u>10,000 sq. ft</u> <u>§§ 152, 161(b)</u>
<u>742.24</u>	<u>Outdoor Activity</u> <u>Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if</u> <u>located elsewhere</u> <u>§ 145.2(a)</u>
<u>742.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	
<u>742.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.;</u> <u>C if not recessed</u> <u>§ 145.2(b)</u>
<u>742.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.;</u> <u>C 2 a.m. - 6 a.m.</u>
<u>742.30</u>	<u>General Advertising</u> <u>Sign</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(e)1</u>
<u>742.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608,</u> <u>609</u>	<u>P</u> <u>§ 607.1(f)2</u>

			<b><u>Judah Street Neighborhood Commercial District</u></b>
<b><u>No.</u></b>	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Controls</u></b>
<b><u>BUILDING STANDARDS</u></b>			
<u>742.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P</u> <u>§ 607.1(c)(d)(g)</u>

<b><u>No.</u></b>	<b><u>Zoning Category</u></b>	<b><u>§ References</u></b>	<b><u>Judah Street Neighborhood Commercial District</u></b>		
			<b><u>Controls by Story</u></b>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>742.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>P</u>	<u>C</u>	
<u>742.39</u>	<u>Residential Demolition</u>	<u>§790.86</u>	<u>P</u>	<u>C</u>	<u>C</u>
<b><u>Retail Sales and Services</u></b>					
<u>742.40</u>	<u>Other Retail Sales and Services [Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	
<u>742.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>		
<u>742.43</u>	<u>Limited-Restaurant</u>	<u>§ 790.90</u>	<u>P#</u>		
<u>742.44</u>	<u>Restaurant</u>	<u>§ 790.91</u>	<u>P#</u>		
<u>742.45</u>	<u>Liquor Store</u>	<u>790.55</u>	<u>P</u>		
<u>742.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>		
<u>742.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>			
<u>742.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>		
<u>742.49</u>	<u>Financial Service</u>	<u>§ 790. 110</u>	<u>P#</u>	<u>C#</u>	
<u>742.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P#</u>		
<u>742.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	
<u>742.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	
<u>742.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	



<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Judah Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>742.54</u>	<u>Massage Establishment</u>	<u>§ 790.60</u> <u>§ 1900 Health Code</u>	<u>C</u>		
<u>742.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>742.56</u>	<u>Automobile Parking</u>	<u>§ 790.8, 156, 160</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>742.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>		
<u>742.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>		
<u>742.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>		
<u>742.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>			
<u>742.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>			
<u>742.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>		
<u>742.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>			
<u>742.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>			
<u>742.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P#</u>	<u>C#</u>	
<u>742.66</u>	<u>Storage</u>	<u>§ 790.117</u>			
<u>742.68</u>	<u>Fringe Financial Service</u>	<u>§ 790.111</u>	<u>P#</u>		
<u>742.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>		
<u>742.69B</u>	<u>Amusement Game Arcade (Mechanical Amusement Devices)</u>	<u>§ 790.4</u>			
<u>742.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>742.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u><b>Institutions and Non-Retail Sales and Services</b></u>					
<u>742.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>			

<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Judah Street Neighborhood Commercial District</u>		
			<u>Controls by Story</u>		
		<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>742.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>			
<u>742.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>742.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>742.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>742.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P#</u>		
<b><u>RESIDENTIAL STANDARDS AND USES</u></b>					
<u>742.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>742.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1, 790.88(a)</u>	<u>Generally, 1 unit per 800 sq. ft. lot area § 207.4</u>		
<u>742.92</u>	<u>Residential Density, Group Housing</u>	<u>§§ 207.1, 790.88(b)</u>	<u>Generally, 1 bedroom per 275 sq. ft. lot area § 208</u>		
<u>742.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§ 135, 136</u>	<u>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</u>		
<u>742.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<u>Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)</u>		
<u>742.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>

**SPECIFIC PROVISIONS FOR JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

<u>Article 7 Code Section</u>	<u>Other Code Section</u>	<u>Zoning Controls§</u>	
<u>§ 741.43</u>	<u>§ 703.3</u>	<u>Restaurants and Limited-Restaurants are P;</u>	
<u>§ 741.44</u>		<u>Formula Retail Restaurants and Limited-</u>	

		<i>Restaurants are C</i>	
<i>§ 742.84</i>	<i>§790.141</i> <i>Health Code</i> <i>§3308</i>	<i>Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.</i>	
<i>§ 742.65</i>	<i>§ 703.3</i>	<i>Trade shops are subject to Formula Retail controls</i>	
<i>§ 742.68</i>	<i>§ 790.11</i>	<i>Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</i>	

Section 6. The San Francisco Planning Code is hereby amended by amending Sections 263.20 and Section 710.10 of the NC-1 Zoning Control Table, to read as follows:

**SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT FOR ACTIVE GROUND FLOOR USES IN ~~NCT 30-X, 40-X AND 50-X HEIGHT AND BULK DISTRICTS, IN NC-2 AND NC-3 DESIGNATED PARCELS FRONTING MISSION STREET, FROM SILVER AVENUE TO THE DALY CITY BORDER, AND IN SPECIFIED NC-1 DESIGNATED PARCELS AND IN SPECIFIED N~~ CERTAIN DISTRICTS.**

(a) **Intent.** In order to encourage generous ground floor ceiling heights for commercial and other active uses, encourage additional light and air into ground floor spaces, allow for walk-up ground floor residential uses to be raised slightly from sidewalk level for privacy and usability of front stoops, and create better building frontage on the public street, up to an additional 5' of height is allowed along major streets in NCT districts, or in specific ~~NC-3, NC-2, or NC-1~~ districts listed below, for buildings that feature either higher ground floor ceilings for non-residential uses or ground floor residential units (that have direct walk-up access from the sidewalk) raised up from sidewalk level.

1 (b) **Applicability.** The special height exception described in this section shall only  
2 apply to projects that meet all of the following criteria:

3 (1) project is located in a 30-X, 40-X or 50-X Height and Bulk District as designated  
4 on the Zoning Map;

5 (2) project is located:

6 (A) in an NCT district as designated on the Zoning Map;

7 (B) in the Upper Market Street, Inner Clement Street and Outer Clement Street  
8 NCDs;

9 (C) on a NC-2 or NC-3 designated parcel fronting Mission Street, from Silver  
10 Avenue to the Daly City border;

11 (D) on a NC-2 designated parcel on Balboa Street between 2nd Avenue and 8th  
12 Avenue, and between 32nd Avenue and 39th Avenue;

13 (E) on a NC-1 designated parcel within the boundaries of Sargent Street to Orizaba  
14 Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose Avenue to  
15 Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to  
16 Sargent Street; or

17 (F) on a NC-3 designated parcel fronting on Geary Boulevard from Masonic Avenue  
18 to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm  
19 Avenue and Parker Avenue;

20 (G) on a parcel zoned NC-1 or NC-2 with a commercial use on the ground floor on Noriega  
21 Street west of 19<sup>th</sup> Avenue;

22 (H) on a parcel zoned NC-1 or NC-2 with a commercial use on the ground floor on Irving  
23 Street west of 19<sup>th</sup> Avenue;

24 (I) on a parcel zoned NC-1 or NC-2 with a commercial use on the ground floor on Taraval  
25 Street west of 19<sup>th</sup> Avenue;



			<b>NC-1</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
			<p>within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19<sup>th</sup> Avenue to Randolph Street to Monticello Street and back to Sargent Street.</p> <p><u>Additional 5 feet for NC-1 parcels with a commercial use on the ground floor located on Noriega, Irving, Taraval and Judah Streets west of 19<sup>th</sup> Avenue</u></p>

Section 7. The San Francisco Planning Code is hereby amended by amending Section 790.124, to read as follows:

**SEC. 790.124. TRADE SHOP.**

*(a) Definition.* A retail use which provides custom crafted goods and/or services for sale directly to the consumer, reserving some storefront space for display and retail service for the goods being produced on site; if conducted within an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R District. A trade shop includes, but is not limited to:

~~(a)~~ (1) Repair of personal apparel, accessories, household goods, appliances, furniture and similar items, but excluding repair of motor vehicles and structures;

~~(b)~~ (2) Upholstery services;

~~(c)~~ (3) Carpentry;

1            ~~(d)~~    (4) Building, plumbing, electrical, painting, roofing, furnace or pest control  
2 contractors and storage of incidental equipment and supplies used by them, if no processing  
3 of building materials, such as mixing of concrete or heating of asphalt, is conducted on the  
4 premises, and if parking, loading and unloading of all vehicles used by the contractor is  
5 located entirely within the building containing the use;

6            ~~(e)~~    (5) Printing of a minor processing nature, including multicopy and blueprinting  
7 services and local newspaper printing;

8            ~~(f)~~    (6) Tailoring; and

9            ~~(g)~~    (7) Other artisan craft uses, including fine arts uses.

10           ~~*It does not include a shop which uses a single machine of more than five horsepower capacity,*~~  
11 ~~*or a shop in which the mechanical equipment, together with related floor space used primarily by the*~~  
12 ~~*operators of such equipment, occupies in the aggregate more than 1/3 of the total gross floor area of*~~  
13 ~~*the use.*~~

14           A trade shop is distinct from light manufacturing, as defined in Section 790.54(a) of this  
15 Code.

16           (b) Operating Conditions.

17           (1) When located within an enclosed space, the premises shall be adequately soundproofed or  
18 *insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in*  
19 *other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels*  
20 *specified in the San Francisco Noise Control Ordinance.*

21           *For information about compliance of fixed mechanical objects such as rooftop air conditioning,*  
22 *restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the*  
23 *Environmental Health Section, Department of Public Health.*

24           *For information about compliance with construction noise requirements, contact the*  
25 *Department of Building Inspection.*

1 For information about compliance with the requirements for amplified sound, including music  
2 and television, contact the Police Department.

3 (2) While it is inevitable that some low level of odor may be detectable to nearby residents  
4 and passers by, appropriate odor control equipment shall be installed in conformance with the  
5 approved plans and maintained to prevent any significant noxious or offensive odors from escaping the  
6 premises.

7 For information about compliance with odor or other chemical air pollutant standards, contact  
8 the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning  
9 Department.

10 (3) Garbage, recycling, and compost containers shall be kept within the premises and  
11 hidden from public view, and placed outside only when being serviced by the disposal company. Trash  
12 shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth  
13 by the Department of Public Works.

14 For information about compliance, contact the Bureau of Street Use and Mapping, Department  
15 of Public Works.

16  
17 Section 8. Sheet ZN05 of the San Francisco Zoning Map of the City and County of  
18 San Francisco is hereby amended, as follows:

	Use District
<u>Description of Property</u>	<u>Hereby Approved</u>
The non-residential properties zoned NC-2 fronting both sides of Noriega Street between 19 <sup>th</sup> and 27 <sup>th</sup> and 30 <sup>th</sup> through 33 <sup>rd</sup> Avenues	Noriega Street Neighborhood Commercial District



1           The non-residential properties zoned                           Irving Street Neighborhood  
2           NC-2 fronting both sides of Irving Street between       Commercial District  
3           19<sup>th</sup> and 27<sup>th</sup> Avenues

4  
5           The non-residential properties zoned NC-2                   Taraval Street Neighborhood  
6           fronting both sides of Taraval Street from               Commercial District  
7           19<sup>th</sup> through 27<sup>th</sup> Avenues

8  
9           The non-residential properties zoned NC-2                   Judah Street Neighborhood  
10          fronting both sides of Judah Street                       Commercial District  
11          from 29<sup>th</sup> through 33<sup>rd</sup> Avenues

12  
13           Section 9. Effective Date. This Ordinance shall become effective 30 days from the  
14          date of passage.

15  
16           Section 10. This section is uncodified. In enacting this Ordinance, the Board intends  
17          to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
18          punctuation, charts, diagrams, or any other constituent part of the Planning Code that are  
19          explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
20          Board amendment deletions in accordance with the "Note" that appears under the official title  
21          of the legislation.

22          APPROVED AS TO FORM:  
23          DENNIS J. HERRERA, City Attorney

24          By: \_\_\_\_\_  
25                JUDITH A. BOYAJIAN  
               Deputy City Attorney