

1 [Planning Code - Limited Commercial Uses; Signs, Awnings, and Canopies]

2  
3 **Ordinance amending the San Francisco Planning Code by repealing Sections 136.2,**  
4 **136.3, 602.25, 602.26, 607.3, 607.4, 608.10, 790.20, 790.26, 790.58, 890.21, 890.24, and**  
5 **890.58, and amending Sections 136, 136.1, 186, 188, 249.5, 262, 602.3, 602.9, 602.24,**  
6 **604, 606, 607, 607.1, 607.2, 608.6, 608.8, 609.8, and various sections of Articles 7 and 8**  
7 **of the Planning Code, to: 1) allow reactivation of lapsed limited commercial uses in**  
8 **Residential Districts with Conditional Use authorization; and 2) create sign and awning**  
9 **controls for Limited Commercial Uses; 3) revise and consolidate sign, awning, canopy**  
10 **and marquee controls in specified zoning districts; and adopting environmental**  
11 **findings, Section 302 findings, and findings of consistency with the General Plan and**  
12 **the Priority Policies of Planning Code Section 101.1.**

13 NOTE: Additions are *single-underline italics Times New Roman*;  
14 deletions are *strike-through italics Times New Roman*.  
15 Board amendment additions are double-underlined;  
16 Board amendment deletions are ~~strikethrough normal~~.

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

17 Section 1. Findings.

18 (a) The Planning Department has determined that the actions contemplated in this  
19 ordinance comply with the California Environmental Quality Act (California Public Resources  
20 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of  
21 Supervisors in File No. 120473 and is incorporated herein by reference.

22 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
23 amendments will serve the public necessity, convenience, and welfare for the reasons set  
24 forth in Planning Commission Resolution No. 110548 and the Board incorporates such  
25

1 reasons herein by reference. A copy of Planning Commission Resolution No. 18553 is on file  
2 with the Clerk of the Board of Supervisors in File No. 110548.

3 (c) This Board finds that these Planning Code amendments are consistent with the  
4 General Plan and with the Priority Policies of Planning Code Section 101.1 for the reasons set  
5 forth in Planning Commission Resolution No. 18553, and the Board hereby incorporates such  
6 reasons herein by reference.

7  
8 Section 2. The San Francisco Planning Code is hereby amended by repealing Sections  
9 136.2, 136.3, 602.25, 602.26, 607.3, 607.4, 608.10, 790.20, 790.26, 790.58, 890.21, 890.24,  
10 and 890.58, as follows:

11 ~~**SEC. 136.2. OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED**~~  
12 ~~**SETBACKS, YARDS, AND USABLE OPEN SPACE IN MIXED USE DISTRICTS.**~~

13 ~~*In addition to the limitations of Section 136, especially Paragraph 136(c)(12), the following*~~  
14 ~~*provisions shall apply in Mixed Use Districts.*~~

15 ~~*(a) Awnings. All portions of any permitted awning shall be not less than eight feet above the*~~  
16 ~~*finished grade, excluding any valance which shall not be less than seven feet above the finished grade.*~~  
17 ~~*No portion of any awning shall be higher than the windowsill level of the lowest story (if any), exclusive*~~  
18 ~~*of the ground story and mezzanine, provided that no such awning shall in any case exceed a height of*~~  
19 ~~*16 feet or the roofline of the building to which it is attached, whichever is lower.*~~

20 ~~*(1) Chinatown Residential Neighborhood Commercial District. The horizontal projection of*~~  
21 ~~*any awning shall not exceed four feet from the face of a building. The vertical distance from the top to*~~  
22 ~~*the bottom of any awning shall not exceed four feet, including any valance.*~~

23 ~~*(2) All Other Mixed Use Districts. When the width of all awnings is less than 10 feet along the*~~  
24 ~~*direction of the street, the horizontal projection of such awnings shall not exceed six feet from the face*~~  
25 ~~*of any supporting building and the vertical distance from the top to the bottom of such awnings shall*~~

1 ~~not exceed six feet, including any valance. When the width of all awnings exceeds 10 feet measured~~  
2 ~~along the direction of the street, the horizontal projection of such awnings shall not exceed four feet~~  
3 ~~from the face of the supporting building and the vertical distance from the top to the bottom of such~~  
4 ~~awnings shall not exceed four feet, including any valance.~~

5 ~~(b) Canopies.~~

6 ~~(1) Chinatown Residential Neighborhood Commercial District. No canopy shall be permitted~~  
7 ~~in any Residential Neighborhood Commercial District.~~

8 ~~(2) All Other Mixed use Districts. The maximum width of any canopy shall be 10 feet. The~~  
9 ~~horizontal projection of any canopy may extend to a point two feet from the curb. The outer column~~  
10 ~~support shall be located in the outer 1/3 of the sidewalk and shall be no less than four feet from the~~  
11 ~~building face to ensure adequate clear space along the sidewalk. The vertical distance from the top to~~  
12 ~~the bottom of the canopy shall not exceed two feet, including any valance. All portions of any canopy,~~  
13 ~~excluding the column supports and excluding any valance which may be not less than seven feet above~~  
14 ~~the finished grade, shall be not less than eight feet above the finished grade. Canopies shall not be~~  
15 ~~spaced closer than twenty feet from each other, measured from centerline to centerline.~~

16 ~~(c) Marquees.~~

17 ~~(1) Chinatown Residential Neighborhood Commercial District. No marquee shall be~~  
18 ~~permitted in any Residential Neighborhood Commercial District.~~

19 ~~(2) All Other Mixed Use Districts. The vertical distance from the top to the bottom of any~~  
20 ~~marquee shall not exceed three feet and the horizontal projection shall not extend beyond a point two~~  
21 ~~feet from the curb.~~

22 ~~(A) A marquee projecting more than 2/3 of the distance from the property line to the curb line~~  
23 ~~shall not exceed 10 feet or 50 percent of the length of the building, along the direction of the street,~~  
24 ~~whichever is less. All portions of such marquee shall be not less than 12 feet nor more than 16 feet in~~  
25

1 ~~height above the finished grade, nor higher than the windowsill level, exclusive of the ground story and~~  
2 ~~mezzanine. Each building frontage shall be considered separately.~~

3 ~~(B) A marquee projecting less than 2/3 of the distance from the property line to the curb line~~  
4 ~~shall not exceed 25 feet or 50 percent of the length of the building along the direction of the street,~~  
5 ~~whichever is less. All portions of such marquee shall be not less than 10 feet nor more than 16 feet~~  
6 ~~above the finished grade, nor higher than the windowsill level of windows on the building facade on~~  
7 ~~which the marquee is placed, exclusive of the ground story and mezzanine. A separate building permit~~  
8 ~~for a marquee shall be required for each building frontage.~~

9 **~~SEC. 136.3. AWNINGS, CANOPIES AND MARQUEES IN THE NORTH OF MARKET~~**  
10 **~~RESIDENTIAL SPECIAL USE DISTRICT.~~**

11 ~~(a) Awnings. Awnings, as defined in Section 790.20 of this Code, shall be permitted on the~~  
12 ~~ground story and second story, subject to the following regulations:~~

13 ~~(1) All portions of any permitted awning shall be not less than eight feet above the finished~~  
14 ~~grade, excluding any valance which shall not be less than seven feet above the finished grade. No~~  
15 ~~portion of any awning shall be higher than the windowsill level of the story immediately above.~~

16 ~~(2) When the width of all awnings on a single building is 10 feet or less along the direction of~~  
17 ~~the street, the horizontal projection of such awnings shall not exceed six feet from the face of any~~  
18 ~~supporting building and the vertical distance from the top to the bottom of such awnings shall not~~  
19 ~~exceed six feet, including any valance. When the width of all awnings on a single building exceeds 10~~  
20 ~~feet measured along the direction of the street, the horizontal projection of such awnings shall not~~  
21 ~~exceed four feet from the face of the supporting building and the vertical distance from the top to the~~  
22 ~~bottom of such awnings shall not exceed four feet, including any valance.~~

23 ~~(b) Canopies. Canopies, as defined in Section 790.26 of this Code, shall be permitted, subject~~  
24 ~~to the following regulations:~~

1           ~~(1) The maximum width of any canopy shall be 10 feet. The horizontal projection of any canopy~~  
2 ~~may extend to a line on the sidewalk not closer than two feet from the curb. The outer column support~~  
3 ~~shall be located in the outer 1/3 of the sidewalk. The vertical distance from the top to the bottom of the~~  
4 ~~canopy shall not exceed an average of two feet, including any valance. The highest point of the canopy~~  
5 ~~shall not exceed a point four feet above the door opening or 16 feet, whichever is less. All portions of~~  
6 ~~any canopy, excluding the column supports and excluding any valance which may be not less than~~  
7 ~~seven feet above the finished grade, shall not be less than eight feet above the finished grade.~~

8           ~~(c) **Marquees.** Marquees, as defined in Section 790.58 of this Code, shall be permitted, subject~~  
9 ~~to the following regulations:~~

10           ~~(1) The vertical distance from the top to the bottom of any marquee shall not exceed three feet~~  
11 ~~and the horizontal projection shall not extend beyond a line on the sidewalk not closer than two feet~~  
12 ~~from the curb.~~

13           ~~(2) A marquee projecting more than of the distance from the property line to the curb shall not~~  
14 ~~exceed 10 feet or 50 percent of the width of the building, along the direction of the street, whichever is~~  
15 ~~less. All portions of such marquee shall be not less than 12 feet nor more than 16 feet in height above~~  
16 ~~the finished grade, nor higher than the window sill level of the floor immediately above. Each building~~  
17 ~~frontage shall be considered separately.~~

18           ~~(3) A marquee projecting less than of the distance from the property line to the curb shall not~~  
19 ~~exceed 25 feet or 50 percent of the width of the building, along the direction of the street, whichever is~~  
20 ~~less. All portions of such marquee shall be not less than 10 feet nor more than 16 feet above the~~  
21 ~~finished grade, nor higher than the windowsill level of the floor immediately above. Each building~~  
22 ~~frontage shall be considered separately.~~

23 **~~SEC. 602.25. HISTORIC MOVIE THEATER PROJECTING SIGN.~~**

24           ~~A projecting business sign attached to a Qualified Movie Theater, as defined in Section~~  
25 ~~188(e)(1), when such sign was originally constructed in association with the Qualified Movie Theater~~

1 *or similar historic use. Such signs are typically characterized by (i) perpendicularity to the primary*  
2 *façade of the building, (ii) fixed display of the name of the establishment, often in large lettering*  
3 *descending vertically throughout the length of the sign; (iii) a narrow width that extends for a majority*  
4 *of the vertical distance of a building's façade, typically terminating at or slightly above the roofline,*  
5 *and (iv) an overall scale and nature such that the sign comprises a significant and character defining*  
6 *architectural feature of the building to which it is attached. Elimination or change of any lettering or*  
7 *other inscription from a movie theater projecting sign, such as that which may occur with a change of*  
8 *ownership, change of use, or closure does not preclude classification of the sign under this Section. For*  
9 *specific controls on the preservation, rehabilitation, or restoration of these signs, refer to Section*  
10 *188(e) of this Code.*

11 ***SEC. 602.26. HISTORIC MOVIE THEATER MARQUEE.***

12 *A marquee, as defined in Section 790.58, attached to a Qualified Movie Theater, as defined in*  
13 *Section 188(e)(1), when such marquee was originally constructed in association with a movie theater*  
14 *or similar historic use. Elimination or change of any lettering or other inscription from a movie*  
15 *theater marquee, such as that which may occur with a change of ownership, change of use or closure,*  
16 *does not preclude classification of the marquee under this Section.*

17 ***SEC. 607.3. VAN NESS SPECIAL SIGN DISTRICT.***

18 *(a) General. Signs located within the Van Ness Special Use District, with the exception of the*  
19 *Civic Center Special Sign District as shown in Sectional Map SSD, shall be regulated by the provisions*  
20 *of Article 6 and those set forth below, except for those signs which are exempt pursuant to Section 603.*  
21 *In the event of conflict between the provisions of this Section and those of Article 6, the provisions of*  
22 *this Section shall prevail in the Van Ness Special Use District.*

23 *(b) Purposes. In addition to the purposes stated in Sections 101 and 601 of this Code, the*  
24 *following purposes apply to the Van Ness Special Use District. These purposes constitute findings that*  
25 *form a basis for regulations and provide guidance for their application.*

1           ~~(1) As Van Ness Avenue changes from an automotive-oriented area to a mixed-use,~~  
2 ~~predominantly residential district, it needs to maintain its attractiveness to business customers and~~  
3 ~~residents alike. Physical amenities and a pleasant appearance will benefit both existing and new~~  
4 ~~enterprises.~~

5           ~~(2) The character of signs and other features projecting from buildings is an important part of~~  
6 ~~the visual appeal of a street and the general quality and economic stability of the area. Opportunities~~  
7 ~~exist to relate these signs and projections more effectively to street design and building design. These~~  
8 ~~regulations establish a framework that will contribute toward a coherent appearance of the Van Ness~~  
9 ~~Special Use District.~~

10           ~~(3) The Van Ness Special Use District is intended to be a mixed-use area with commercial units~~  
11 ~~on the ground or lower stories and residential uses on upper stories. Although signs and other~~  
12 ~~advertising devices are essential to a vital commercial district, they should not be allowed to interfere~~  
13 ~~with or diminish the livability of residential units within the Van Ness Special Use District or in~~  
14 ~~adjacent residential districts.~~

15           ~~(4) The scale of the Van Ness Special Use District as characterized by building height, bulk,~~  
16 ~~and appearance, and by the width of streets and sidewalks, differs from that of other commercial and~~  
17 ~~industrial districts. Sign sizes should relate and be compatible with the surrounding district scale.~~

18           ~~(c) **Controls.**~~

19           ~~(1) **Signs or Sign Features Not Permitted in the Van Ness Special Use District.** Roof signs as~~  
20 ~~defined in Section 602.16 are not permitted.~~

21           ~~(2) **Identifying Signs.** Identifying signs, as defined in Section 602.10, shall be permitted in the~~  
22 ~~Van Ness Special Use District subject to the limits set forth below.~~

23           ~~(A) An identifying sign shall not exceed 20 square feet in area. The sign may be a wall sign or a~~  
24 ~~projecting sign. A wall sign or projecting sign shall be mounted at or below the level of the lowest~~  
25 ~~residential windowsill or 25 feet, whichever is lower. Such sign may be nonilluminated, indirectly~~

1 ~~illuminated, or directly illuminated. For the purposes of this Section, "wall signs" shall be defined as~~  
2 ~~signs placed flat against a building wall with its copy parallel to the wall to which it is attached and not~~  
3 ~~protruding more than the thickness of the sign cabinet.~~

4 ~~(B) One name plate, as defined in Section 602.12, not exceeding an area of six square feet,~~  
5 ~~shall be permitted for each resident and occupant of the building.~~

6 ~~(3) **General Advertising Signs.** General advertising signs, as defined in Section 602.7, shall be~~  
7 ~~permitted in the Van Ness Special Use Districts as provided below. General advertising signs may be~~  
8 ~~either a wall sign or a freestanding sign, provided that the surface of any freestanding sign shall be~~  
9 ~~parallel to and within three feet of an adjacent building wall. The building wall shall form a complete~~  
10 ~~backdrop for the wall sign, as the sign is viewed from those points on a street or alley from which it is~~  
11 ~~legible. Signs painted directly on a building wall shall be considered general advertising signs for the~~  
12 ~~purposes of this Section. No general advertising sign shall be permitted to cover part or all of any~~  
13 ~~window. No more than one general advertising sign of 300 square feet or two general advertising signs~~  
14 ~~of 72 square feet each shall be permitted per lot. The height of any such sign shall not exceed 36 feet,~~  
15 ~~or the height of the wall to which it is attached or before which it is placed, or the height of the lowest~~  
16 ~~residential windowsill located on the wall to which the sign is attached or before which it is placed,~~  
17 ~~whichever is lowest. Signs may be either non-illuminated, directly or indirectly illuminated. All general~~  
18 ~~advertising signs shall conform to the provisions of Section 5408 of the California Business and~~  
19 ~~Professions Code, including the requirement that no advertising display shall be placed within 100 feet~~  
20 ~~from another advertising display on the same side of Van Ness Avenue.~~

21 ~~(4) **Business Signs.** Business signs, as defined in Section 602.3, shall be permitted subject to~~  
22 ~~the following restrictions:~~

23 ~~(A) **Window Signs.** The total area of any window sign, as defined in Section 602.1(b), shall not~~  
24 ~~exceed 1/3 the area of the window on or in which the sign is located. Such signs may be nonilluminated,~~

1 *indirectly illuminated, or directly illuminated. For purposes of this Section, "window signs" shall be*  
2 *defined as signs placed directly on the surface of the glass inside the building.*

3 *(B) **Wall Signs.** The area of any wall sign shall not exceed three square feet per foot of street*  
4 *frontage occupied by the building on which the sign is located. The height of any wall sign shall not*  
5 *exceed 45 feet, or the height of the wall to which it is attached, or the height of the lowest of any*  
6 *residential windowsill on the wall to which the sign is attached, whichever is lower. Such signs may be*  
7 *nonilluminated, indirectly, or directly illuminated.*

8 *(C) **Projecting Signs.** The area of any projecting sign shall not exceed 36 square feet. The*  
9 *height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height*  
10 *of the lowest of any residential windowsill on the wall to which the sign is attached, whichever is*  
11 *lowest. No part of the sign shall project more than six feet from the property line. Such signs may be*  
12 *nonilluminated, indirectly, or directly illuminated.*

13 *(D) **Signs on Awnings and Marquees.** Sign copy may be located on permitted awnings and*  
14 *marquees in lieu of projecting signs. The area of such sign copy shall not exceed 60 square feet. Such*  
15 *sign copy may be nonilluminated, indirectly illuminated or directly illuminated.*

16 *(E) **Freestanding Signs and Sign Towers.** Freestanding signs and sign towers shall not be*  
17 *permitted in the Van Ness Special Sign District except as provided in Section 606(e)(1).*

18 *(F) **Automotive Gas and Service Stations.** For automotive gas and service stations, only the*  
19 *following signs are permitted:*

20 *(i) A maximum of two oil company signs, which shall not extend more than 10 feet above the*  
21 *roof line if attached to a building, or exceed 24 feet in height if freestanding. The area of any such sign*  
22 *shall not exceed 180 square feet. Along each street frontage, all parts of such a sign or signs that are*  
23 *within 10 feet of the street property line shall not exceed 80 square feet in area. No such sign shall*  
24 *project more than five feet beyond any property line. The areas of other permanent and temporary*  
25

1 ~~signs as covered in Subparagraph (ii) below shall not be included in the calculation of the areas~~  
2 ~~specified in this Subsection.~~

3 ~~(ii) Other permanent and temporary signs customarily incidental to the service station~~  
4 ~~business, not to exceed 30 square feet in area for each such sign or a total of 180 square feet for all~~  
5 ~~such signs on the premises. No such sign shall extend above the roof line if attached to a building, or in~~  
6 ~~any case project beyond any street property line or building setback line.~~

7 ~~(5) **Temporary Signs.** Temporary signs permitted in the Van Ness Special Use District are sale~~  
8 ~~or lease signs as defined in Section 602.17 and construction signs giving the names of persons and~~  
9 ~~firms connected with work on buildings under actual construction or alteration and information~~  
10 ~~pertinent to the project. One sign per lot not exceeding 50 square feet shall be permitted and conform~~  
11 ~~to all regulations as set forth in Section 607(f). All temporary signs shall be promptly removed upon~~  
12 ~~removal of the property from the market or completion of the construction activity.~~

13 ~~(6) **Maintenance and Removal of Signs.** Every business and identifying sign shall be~~  
14 ~~adequately maintained in its appearance, or else removed or obscured. When the business, service,~~  
15 ~~industry, use or activity for which a business sign or identifying sign has been erected has ceased~~  
16 ~~operation on the premises, all such signs pertaining to such establishment shall be removed or~~  
17 ~~obscured within 180 days.~~

18 ~~(7) **Additional Controls.** Additional sign controls apply to certain areas of the Van Ness~~  
19 ~~Special Use District designated as Special Sign Districts. Special Sign Districts are described within~~  
20 ~~Sections 608.1 through 608.11 of this Code and, with the exception of Sections 608.1, 608.2 and~~  
21 ~~608.11, their designations, locations and boundaries are provided on Sectional Map SSD of the Zoning~~  
22 ~~Map of the City and County of San Francisco.~~

23 ~~(8) Automotive sales and service signs within the Automotive Special Use District which have~~  
24 ~~all required permits but which do not comply with the controls for new signs established in Section~~  
25 ~~607.3 of this Code shall be permitted to remain as nonconforming uses and shall be permitted to modify~~

1 ~~the signage text to describe new automobile ownerships and dealerships that may occur from time to~~  
2 ~~time.~~

3 ~~(d) **Landmark Buildings.** Notwithstanding any other provision of this Code to the contrary,~~  
4 ~~any sign which is presently located upon or was once located upon a structure within the Van Ness~~  
5 ~~Special Use District which is designated a landmark under Section 1004 may be replaced and/or~~  
6 ~~restored subject to the limits set forth below.~~

7 ~~(1) The sign may not exceed the size, shape and number of the sign(s) being replaced and/or~~  
8 ~~restored.~~

9 ~~(2) The sign may be a wall, projecting, or freestanding sign.~~

10 ~~(3) The height of the sign may not exceed 80 feet from the sidewalk elevation.~~

11 ~~(4) The sign must be in the same location of the sign being replaced and/or restored.~~

12 ~~(5) The sign may not be located on the roof.~~

13 ~~(6) The sign may not cover or partially block any window.~~

14 ~~(7) The light of the sign may not be flashing, intermittent, or moving.~~

15 ~~(8) The features of the sign including size, shape and illumination must be reviewed and~~  
16 ~~approved in accordance with the procedures for the application of a Certificate of Appropriateness~~  
17 ~~under Section 1006 of this Code and subject to the discretion of the City Planning Commission. Both~~  
18 ~~the Landmark Preservation Advisory Board and the City Planning Commission have the authority to~~  
19 ~~modify any features of the sign in order to preserve the historical nature of the building.~~

20 **~~SEC. 607.4. NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT.~~**

21 ~~Signs located in the RC-4 portion of the North of Market Residential Special Use District shall~~  
22 ~~be regulated as provided herein, except for those signs which are exempted by Section 603 of this Code.~~

23 ~~(a) **Business Signs.** Business signs, as defined in Section 602.3, shall be permitted subject to~~  
24 ~~the regulations set forth below:~~

1           (1) ~~**Window Signs.** The total area of all window signs, as defined in Section 602.1(b), shall not~~  
2 ~~exceed 1/3 of the area of the window on or in which the signs are located. Such signs may be~~  
3 ~~nonilluminated, indirectly illuminated, or directly illuminated.~~

4           (2) ~~**Wall Signs.** The area of all wall signs shall not exceed three square feet per foot of street~~  
5 ~~frontage occupied by the use measured along the wall to which the signs are attached, or 150 square~~  
6 ~~feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24 feet, or~~  
7 ~~the height of the wall to which it is attached, or the height of the lowest of any residential windowsill on~~  
8 ~~the wall to which the sign is attached, whichever is lower. Such signs may be nonilluminated,~~  
9 ~~indirectly, or directly illuminated.~~

10          (3) ~~**Projecting Signs.** The number of projecting signs shall not exceed one per business. The~~  
11 ~~area of such sign, as defined in Section 602.1(a), shall not exceed 32 square feet. The height of the sign~~  
12 ~~shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of~~  
13 ~~any residential windowsill on the wall to which the sign is attached, whichever is lower. No part of the~~  
14 ~~sign shall project more than 75 percent of the horizontal distance from the street property line to the~~  
15 ~~curbline, or six feet, six inches, whichever is less. Such signs may be nonilluminated, indirectly, or~~  
16 ~~directly illuminated.~~

17          (4) ~~**Sign Copy on Awnings and Marquees.** Sign copy may be located on permitted awnings or~~  
18 ~~marquees in lieu of projecting signs. The area of such sign copy, as defined in Section 602.1(c), shall~~  
19 ~~not exceed 40 square feet. Such sign copy may be nonilluminated, or indirectly illuminated.~~

20          (5) ~~**Freestanding Signs and Sign Towers.** With the exception of automotive service station~~  
21 ~~signs, which are permitted subject to the provisions of Section 606(e)(1) of this Code, one freestanding~~  
22 ~~sign or sign tower per lot shall be permitted in lieu of a projecting sign if the building or buildings are~~  
23 ~~recessed from the street property line. The existence of a freestanding business sign shall preclude the~~  
24 ~~erection of a freestanding identifying sign on the same lot. The area of such freestanding sign or sign~~  
25 ~~tower, as defined in Section 602.1(a), shall not exceed 30 square feet, nor shall the height of the sign~~

1 exceed 24 feet. No part of the sign shall project more than 75 percent of the horizontal distance from  
2 the street property line to the curblin, or six feet, whichever is less. Such signs may be nonilluminated  
3 or indirectly illuminated, or during business hours, may be directly illuminated.

4 (b) ~~Nameplates.~~ One nameplate, as defined in Section 602.12 of this Code, not exceeding an  
5 area of two square feet, shall be permitted for each non-commercial use.

6 (c) ~~Identifying Signs.~~ Identifying signs, as defined in Section 602.10, shall be permitted subject  
7 to the following regulations:

8 (1) ~~One sign per lot shall be permitted and such sign shall not exceed 20 square feet in area.~~  
9 ~~The sign may be a freestanding sign, if the building is recessed from the street property line, or may be~~  
10 ~~a wall sign or a projecting sign. The existence of a freestanding identifying sign shall preclude the~~  
11 ~~erection of a freestanding business sign on the same lot. A wall or projecting sign shall be mounted on~~  
12 ~~the first-story level; a freestanding sign shall not exceed 15 feet in height. Such sign may be~~  
13 ~~nonilluminated, indirectly illuminated, or directly illuminated.~~

14 (d) ~~Signs or Sign Features Not Permitted in the North of Market Residential Special Use~~  
15 ~~District.~~ Roof signs as defined in Section 602.16 of this Code, wind signs as defined in Section 602.22  
16 of this Code and general advertising signs as defined in Section 602.7 are not permitted. In addition, no  
17 sign shall have or consist of any moving, rotating, or otherwise physically animated part or any lights  
18 that give the appearance of animation by flashing, blinking or fluctuating. All signs or sign features not  
19 otherwise specifically regulated in this Section shall be prohibited.

20 **~~SEC. 608.10. ON AND NEAR MARKET STREET FROM THE CENTRAL SKYWAY OVERPASS~~**  
21 **~~TO DIAMOND STREET.~~**

22 ~~There shall be a special sign district known as the Upper Market Special Sign District in the~~  
23 ~~vicinity of Market Street from the Central Skyway overpass to Diamond Street as designated on~~  
24 ~~Sectional Map SSD of the Zoning Map of the City and County of San Francisco. The original copy of~~  
25 ~~said Sectional Map with this Special Sign District indicated thereon is on file with the Clerk of the~~

1 *Board of Supervisors under File No. 324-76-2. With respect to said Special Sign District, the following*  
2 *regulations shall apply:*

3 *(a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and 601 of this*  
4 *Code, the following purposes apply to the Upper Market Special Sign District. These purposes*  
5 *constitute findings that form a basis for these regulations and provide guidance for their application.*

6 *(1) In November 1962, the electorate of San Francisco voted approval of an investment in a*  
7 *City and regional rapid transit system that will runs beneath Market Street, including a city subway*  
8 *along Upper Market. In June 1968, the electorate approved a bonded indebtedness of \$24,500,000,*  
9 *including payment for reconstruction and improvement of Market Street from the Central Skyway*  
10 *overpass to the vicinity of Castro Street. The street is being rebuilt at public expense, with special*  
11 *paving, furnishings and landscaping. When rebuilt, this portion of Market Street will have heavy*  
12 *concentrations of pedestrians, and will increase in importance as a transit and shopping corridor. It is*  
13 *a purpose of the Upper Market Special Sign District to further this public endeavor.*

14 *(2) As the street is rebuilt, the area is attracting and will continue to attract investments,*  
15 *development and design efforts in reliance upon the promise of a street of high quality. Both existing*  
16 *and new enterprises will be strengthened by the high standards of their environment and by the joint*  
17 *efforts of owners and business people.*

18 *(3) The character of signs along the street and of other features projecting from buildings is*  
19 *especially significant to street appearance and to the general quality and economic stability of the*  
20 *area. Opportunities exist to relate these signs and projections more effectively to the street design and*  
21 *to the design of buildings, and it is a purpose of these regulations to set a framework that will*  
22 *contribute toward those ends.*

23 *(4) The standards established by these regulations are reasonable standards related to the*  
24 *unique nature of the Upper Market area and to its present and future needs. Where removal or*  
25 *alteration of existing signs is required, the periods for removal or alteration allow adequate time for*

1 *amortization of the signs, consistent with other improvements along the street. The removal or*  
2 *alteration will help to promote equality among establishments, adding greater significance to the*  
3 *improvement efforts.*

4 *(5) The standards established by these regulations are deemed to be minimum requirements,*  
5 *forming a basic framework for development and remodeling. They are not intended in any way to*  
6 *preclude further design refinement or review by individuals or duly constituted organizations which*  
7 *might consider more restrictive requirements as to any aspects limited herein, or as to additional*  
8 *aspects such as materials, color, graphics, types of representation, relationship of signs to one another*  
9 *and to architectural features, or the general quality of design. It is anticipated that private efforts along*  
10 *such lines will and should be made for the further improvement of the Upper Market area.*

11 *(b) **General Advertising Signs.** Except as specified in Subsection 608.10(f) below:*

12 *(1) No general advertising sign shall be permitted at any location within said Special Sign*  
13 *District; and*

14 *(2) No general advertising sign shall be located within 200 feet of said Special Sign District, if*  
15 *any portion of a face of such sign would be visible from any point on a street, alley or plaza within the*  
16 *Special Sign District.*

17 *(c) **Roof Signs.** Notwithstanding the exceptions stated in Subsection 607(b) of this Code, no*  
18 *roof sign shall be permitted within said Special Sign District.*

19 *(d) **Projection of Signs and Other Features.** Within said Special Sign District:*

20 *(1) No projection shall exceed a horizontal distance of six feet beyond any street property line.*  
21 *This limitation shall apply to signs and to all other features including but not limited to marquees,*  
22 *awnings and canopies, with the sole exception of flagpoles for flags of any nation or political*  
23 *subdivision.*

1           (2) ~~Projecting signs for each establishment shall be limited to one sign on each street frontage~~  
2 ~~occupied by the establishment, in addition to any signs that are placed flat upon or otherwise~~  
3 ~~integrated in the design of marquees and awnings.~~

4           (e) ~~**Height and Extension Above Roofline.** Within said Special Sign District, all of the~~  
5 ~~following limitations shall apply:~~

6           (1) ~~Notwithstanding the exceptions stated in Subsection 607(g) of this Code, no sign attached to~~  
7 ~~a building shall extend or be located above the roofline of the building to which it is attached.~~

8           (2) ~~A projecting sign attached to a building with lettering or other inscription arranged in a~~  
9 ~~vertical manner shall have a maximum height of 50 feet or the roofline of the building to which it is~~  
10 ~~attached, whichever is the lesser.~~

11           (3) ~~Except as provided in Paragraph 608.10(e)(5) below, all other signs attached to a building~~  
12 ~~shall be located no higher than the windowsill level of the lowest story (if any) that has a window or~~  
13 ~~windows on the building facade on which the signs are placed, exclusive of the ground story and~~  
14 ~~mezzanine, provided that no such sign shall in any case exceed a height of 50 feet or the roofline of the~~  
15 ~~building to which it is attached, whichever is the lesser.~~

16           (4) ~~In addition, except as provided in Paragraph 608.10(e)(5) below, uniformity of height shall~~  
17 ~~be maintained in both the upper and lower edges of signs placed flat upon or essentially parallel to~~  
18 ~~each facade of a single building.~~

19           (5) ~~As to the requirements of Paragraphs 608.10(e)(3) and (4) above, deviation from the~~  
20 ~~requirements may be permitted to the extent an alternative placement of signs is made necessary by the~~  
21 ~~location of arches, entrances and other architectural features, as determined by the Zoning~~  
22 ~~Administrator, or for the purpose of installing special lighting effects and temporary holiday~~  
23 ~~decorations.~~

24           (6) ~~The maximum height for freestanding signs shall be 24 feet.~~

1           ~~(f) **Public Areas.** No sign or other structure or feature shall be placed upon any public street,~~  
2 ~~alley or public plaza, or in any portion of a transit system, except such signs, structures and features as~~  
3 ~~are specifically approved by the appropriate public authorities under applicable laws and regulations~~  
4 ~~not inconsistent with this Code and under such conditions as may be imposed by such authorities.~~

5 ~~**SEC. 790.20. AWNING.**~~

6           ~~A light roof-like structure, supported entirely by the exterior wall of a building; consisting of a~~  
7 ~~fixed or movable frame covered with cloth, plastic or metal; extending over doors, windows, and/or~~  
8 ~~show windows; with the purpose of providing protection from sun and rain and/or embellishment of the~~  
9 ~~façade; as further regulated in Sections 4506 and 5211 of the Building Code.~~

10 ~~**SEC. 790.26. CANOPY.**~~

11           ~~A light roof-like structure, supported by the exterior wall of a building and on columns or~~  
12 ~~wholly on columns, consisting of a fixed or movable frame covered with approved cloth, plastic or~~  
13 ~~metal, extending over entrance doorways only, with the purpose of providing protection from sun and~~  
14 ~~rain and embellishment of the façade, as further regulated in Sections 4504, 4506, 4508, and 5213 of~~  
15 ~~the Building Code.~~

16 ~~**SEC. 790.58. MARQUEE.**~~

17           ~~A permanent roofed structure attached to and supported entirely by a building; including any~~  
18 ~~object or decoration attached to or part of said marquee; no part of which shall be used for occupancy~~  
19 ~~or storage; with the purpose of providing protection from sun and rain or embellishment of the façade;~~  
20 ~~as further regulated in Sections 414 and 4506 of the Building Code.~~

21 ~~**SEC. 890.21. AWNING.**~~

22           ~~A light roof-like structure, supported entirely by the exterior wall of a building; consisting of a~~  
23 ~~fixed or movable frame covered with cloth, plastic or metal; extending over doors, windows, and/or~~  
24 ~~show windows; with the purpose of providing protection from sun and rain and/or embellishment of the~~  
25 ~~façade; as further regulated in Sections 4505 and 5211 of the Building Code.~~

1 **SEC. 890.24. CANOPY.**

2 *A light roof-like structure, supported by the exterior wall of a building and on columns or*  
3 *wholly on columns, consisting of a fixed or movable frame covered with approved cloth, plastic or*  
4 *metal, extending over entrance doorways only, with the purpose of providing protection from sun and*  
5 *rain and embellishment of the facade, as further regulated in Sections 4505, 4506, 4508, and 5213 of*  
6 *the Building Code.*

7 **SEC. 890.58. MARQUEE.**

8 *A permanent roofed structure attached to and supported entirely by a building, including any*  
9 *object or decoration attached to or part of said marquee, no part of which shall be used for occupancy*  
10 *or storage. The purpose of the structure is to provide protection from sun and rain or embellishment of*  
11 *the facade, as further regulated in Sections 414 and 4506 of the Building Code.*

12

13 Section 3. The San Francisco Planning Code is hereby amended by amending  
14 Sections 136, 136.1, 186, 188, 249.5, 262, 602.3, 602.9, 602.24, 604, 606, 607, 607.1, 607.2,  
15 608.6, 608.8, 609.8, and various sections of Articles 7 and 8, to read as follows:

16 **SEC. 136. OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED**  
17 **SETBACKS, YARDS AND USABLE OPEN SPACE.**

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Streets and Alleys	Setbacks	Yards	Usable Open Space	

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				(a) The following obstructions shall be permitted, in the manner specified, as indicated by the symbol "X" in the columns at the left, within the required open areas listed herein:
				(1) Projections from a building or structure extending over a street or alley as defined by this Code. Every portion of such projections over a street or alley shall provide a minimum of 7½ feet of vertical clearance from the sidewalk or other surface above which it is situated, or such greater vertical clearance as may be required by the San Francisco Building Code, unless the contrary is stated below. The permit under which any such projection over a street or alley is erected over public property shall not be construed to create any perpetual right but is a revocable license;
				(2) Obstructions within legislated setback lines and front setback areas, as required by Sections 131 and 132 of this Code;
				(3) Obstructions within side yards and rear yards, as required by Sections 133 and 134 of this Code;
				(4) Obstructions within usable open space, as required by Section 135 of this Code.
				(b) No obstruction shall be constructed, placed or maintained in any such required open area except as specified in this Section.

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				(c) The permitted obstructions shall be as follows:
x	x	x	x	(1) Overhead horizontal projections (leaving at least 7½ feet of headroom) of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, with a vertical dimension of no more than two feet six inches, not increasing the floor area or the volume of space enclosed by the building, and not projecting more than:
				(A) At roof level, three feet over streets and alleys and into setbacks, or to a perimeter in such required open areas parallel to and one foot outside the surfaces of bay windows immediately below such features, whichever is the greater projection,
				(B) At every other level, one foot over streets and alleys and into setbacks, and  [Diagram not shown but not to be deleted.]
				(C) Three feet into yards and usable open space, or 1/6 of the required minimum dimensions (when specified) of such open areas, whichever is less;

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x	x	x	x	<p>(2) Bay (projecting) windows, balconies (other than balconies used for primary access to two or more dwelling units or two or more bedrooms in group housing), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, when limited as specified herein. With respect to obstructions within yards and usable open space, the bay windows and balconies specified in Paragraph (c)(3) below shall be permitted as an alternative to those specified in this Paragraph (c)(2).</p>
				<p>(A) The minimum headroom shall be 7½ feet.</p>
				<p>(B) Projection into the required open area shall be limited to three feet, provided that projection over streets and alleys shall be further limited to two feet where the sidewalk width is nine feet or less, and the projection shall in no case be closer than eight feet to the centerline of any alley.</p> <p>[Diagram not shown but not to be deleted.]</p>

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				<p>(C) The glass areas of each bay window, and the open portions of each balcony, shall be not less than 50 percent of the sum of the areas of the vertical surfaces of such bay window or balcony above the required open area. At least 1/3 of such required glass area of such bay window, and open portions of such balcony, shall be on one or more vertical surfaces situated at an angle of not less than 30 degrees to the line establishing the required open area. In addition, at least 1/3 of such required glass area or open portions shall be on the vertical surface parallel to, or most nearly parallel to, the line establishing each open area over which the bay window or balcony projects.</p>
				<p>(D) The maximum length of each bay window or balcony shall be 15 feet at the line establishing the required open area, and shall be reduced in proportion to the distance from such line by means of 45 degree angles drawn inward from the ends of such 15-foot dimension, reaching a maximum of nine feet along a line parallel to and at a distance of three feet from the line establishing the required open area.</p> <p>[Diagram not shown but not to be deleted.]</p>

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				<p>(E) Where a bay window and a balcony are located immediately adjacent to one another, and the floor of such balcony in its entirety has a minimum horizontal dimension of six feet, the limitations of Subparagraph (c)(2)(D) above shall be increased to a maximum length of 18 feet at the line establishing the required open area, and a maximum of 12 feet along a line parallel to and at a distance of three feet from the line establishing the required open area.</p> <p>[Diagram not shown but not to be deleted.]</p>
				<p>(F) The minimum horizontal separation between bay windows, between balconies, and between bay windows and balconies (except where a bay window and a balcony are located immediately adjacent to one another, as provided for in Subparagraph (c)(2)(E) above), shall be two feet at the line establishing the required open area, and shall be increased in proportion to the distance from such line by means of 135-degree angles drawn outward from the ends of such two-foot dimension, reaching a minimum of eight feet along a line parallel to and at a distance of three feet from the line establishing the required open area.</p>

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				<p>(G) Each bay window or balcony over a street or alley, setback or rear yard shall also be horizontally separated from interior lot lines (except where the wall of a building on the adjoining lot is flush to the interior lot line immediately adjacent to the projecting portions of such bay window or balcony) by not less than one foot at the line establishing the required open area, with such separation increased in proportion to the distance from such line by means of a 135-degree angle drawn outward from such one-foot dimension, reaching a minimum of four feet along a line parallel to and at a distance of three feet from the line establishing the required open area;</p> <p>[Diagram not shown but not to be deleted.]</p>
		x	x	<p>(3) Bay (projecting) windows, balconies (other than balconies used for primary access to two or more dwelling units or two or more bedrooms in group housing), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, when limited as specified herein. With respect to obstructions within yards and usable open space, the bay windows and balconies specified in Paragraph (c)(2) above shall be permitted as an alternative to those specified in this Paragraph (c)(3).</p>

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				(A) The minimum headroom shall be 7½ feet.
				(B) Projection into the required open area shall be limited to three feet, or 1/6 of the required minimum dimension (when specified) of the open area, whichever is less.
				(C) In the case of bay windows, the maximum length of each bay window shall be 10 feet, and the minimum horizontal separation between bay windows shall be five feet, above all parts of the required open area.
				(D) The aggregate length of all bay windows and balconies projecting into the required open area shall be no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the length of all open areas along the buildable length of an interior side lot line; in the case of yards, these limits on aggregate length shall apply to the aggregate of all bay windows, balconies, fire escapes and chimneys.  [Diagram not shown but not to be deleted.]

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x	x	x	x	<p>(4) Fire escapes, leaving at least 7½ feet of headroom exclusive of drop ladders to grade, and not projecting more than necessary for safety or in any case more than four feet six inches into the required open area. In the case of yards, the aggregate length of all bay windows, balconies, fire escapes and chimneys that extend into the required open area shall be no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the buildable length of an interior side lot line;</p>
			x	<p>(5) Overhead horizontal projections other than those listed in Paragraphs (c)(1), (2), (3) and (4) above, leaving at least 7½ feet of headroom, where the depth of any such projection is no greater than the headroom it leaves, and in no case is greater than 10 feet; and provided that, in the case of common usable open space at ground level, the open space under the projection directly adjoins uncovered usable open space that is at least 10 feet in depth and 15 feet in width;</p> <p style="text-align: center;">[Diagram not shown but not to be deleted.]</p>

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		x		(6) Chimneys not extending more than three feet into the required open area or 1/6 of the required minimum dimension (when specified) of the open area, whichever is less; provided, that the aggregate length of all bay windows, balconies, fire escapes and chimneys that extend into the required open area is no more than 2/3 the buildable width of the lot along a rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the buildable length of an interior side lot line;
x				(7) Temporary occupancy of street and alley areas during construction and alteration of buildings and structures, as regulated by the Building Code and other portions of the Municipal Code;
≠				(8) Space below grade, as regulated by the Building Code and other portions of the Municipal Code;
x	x			(9) Building curbs and buffer blocks at ground level, not exceeding a height of nine inches above grade or extending more than nine inches into the required open area;
x	x			(10) Signs as regulated by Article 6 of this Code, at locations and to the extent permitted therein;
x	x			(11) Flagpoles for projecting flags permitted by Article 6 of this Code;

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x	x			<p>(12) <del>Awnings, canopies, and Marquees, awnings and canopies in P, NC, C, M, MUG, MUO, MUR, UMU, RSD, SPD, SLR, SLI, DTR and SSO districts,</del> as regulated by the Building Code, and as further limited in Section 136.1 and other provisions of this Code;</p>
	x	x	x	<p>(13) Retaining walls that are necessary to maintain approximately the grade existing at the time of construction of a building. Other retaining walls and the grade maintained by them shall be subject to the same regulations as decks (see Paragraphs (c)(24) and (c)(25) below);</p> <p>[Diagram not shown but not to be deleted.]</p>
	x	x	x	<p>(14) Steps of any type not more than three feet above grade, and uncovered stairways and landings not extending higher than the floor level of the adjacent first floor of occupancy above the ground story, and, in the case of yards and usable open space, extending no more than six feet into the required open area for any portion that is more than three feet above grade, provided that all such stairways and landings shall occupy no more than 2/3 the buildable width of the lot along a front or rear building wall, 2/3 the buildable length of a street side building wall, or 1/3 the length of all open areas along the buildable length of an interior side lot line;</p>

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x	x	x	x	(15) Railings no more than three feet six inches in height above any permitted step, stairway, landing, fire escape, deck, porch or balcony, or above the surface of any other structure permitted in the required open area.
	x	x	x	(16) Decorative railings and decorative grille work, other than wire mesh, at least 75 percent open to perpendicular view and no more than six feet in height above grade;
	x	x	x	(17) Fences no more than three feet in height above grade;
		x	x	(18) Fences and wind screens no more than six feet in height above grade;
		x		(19) Fences and wind screens no more than 10 feet in height above grade;
		x	x	(20) Normal outdoor recreational and household features such as play equipment and drying lines;
	x	x	x	(21) Landscaping and garden furniture;

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		x	x	(22) Garden structures enclosed by walls on no more than 50 percent of their perimeter, such as gazebos and sunshades, if no more than eight feet in height above grade and covering no more than 60 square feet of land;
		x		(23) Other structures commonly used in gardening activities, such as greenhouses and sheds for storage of garden tools, if no more than eight feet in height above grade and covering no more than 100 square feet of land;
		x		(24) Decks, whether attached to a building or not, at or below the adjacent first floor of occupancy, if developed as usable open space and meeting the following requirements:
				(A) Slope of 15 percent or less. The floor of the deck shall not exceed a height of three feet above grade at any point in the required open area, nor shall such floor penetrate a plane made by a vertical angle 45 degrees above horizontal with its vertex three feet above grade at any lot line bordering the required open area,  [Diagram not shown but not to be deleted.]

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				<p>(B) Slope of more than 15 percent and no more than 70 percent. The floor of the deck shall not exceed a height of three feet above grade at any point along any lot line bordering the required open area, nor shall such floor penetrate a plane made by a vertical angle 45 degrees above horizontal with its vertex three feet above grade at any lot line bordering the required open area, except that when two or more lots are developed with adjacent decks whose floor levels differ by not more than three feet, whether or not the lots will remain in the same ownership, each deck may come all the way to the lot line adjacent to the other deck. In addition, the vertical distance measured up from grade to the floor of the deck shall not exceed seven feet at any point in the required open area,</p> <p>[Diagram not shown but not to be deleted.]</p>
				<p>(C) Slope of more than 70 percent. Because in these cases the normal usability of the required open area is seriously impaired by the slope, a deck covering not more than 1/3 the area of the required open area may be built exceeding the heights specified above, provided that the light, air, view, and privacy of adjacent lots are not seriously affected. Each such case shall be considered on its individual merits. However, the following points shall be considered guidelines in these cases:</p>
				<p>(i) The deck shall be designed to provide the minimum obstruction to light, air, view and privacy.</p>

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				(ii) The deck shall be at least two feet inside all side lot lines.
				(iii) On downhill slopes, a horizontal angle of 30 degrees drawn inward from each side lot line at each corner of the rear building line shall be maintained clear, and the deck shall be kept at least 10 feet inside the rear lot line;
		x		(25) Except in required side yards, decks, and enclosed and unenclosed extensions of buildings, when limited as specified herein:
				(A) The structure shall extend no more than 12 feet into the required open area; and shall not occupy any space within the rear 25 percent of the total depth of the lot, or within the rear 15 feet of the depth of the lot, whichever is greater,
				(B) Within all parts of the required open area, the structure shall be limited in height to either:
				(i) 10 feet above grade, or [Diagram not shown but not to be deleted.]

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	x			<p>(ii) A height not exceeding the floor level of the second floor of occupancy, excluding the ground story, at the rear of the building on the subject property, in which case the structure shall be no closer than five feet to any interior side lot line,</p> <p>[Diagram not shown but not to be deleted.]</p>
				<p>(C) Any fence or wind screen extending above the height specified in Subparagraph (c)(25)(B) shall be limited to six feet above such height; shall be no closer to any interior side lot line than one foot for each foot above such height; and shall have not less than 80 percent of its surfaces above such height composed of transparent or translucent materials;</p>
		x		<p>(26) Garages which are underground, or under decks conforming to the requirements of Paragraph (c)(24) or (c)(25) above, if their top surfaces are developed as usable open space, provided that no such garage shall occupy any area within the rear 15 feet of the depth of the lot;</p>
	x			<p>(27) Garages, where the average slope of the required open area ascends from the street lot line to the line at the setback and exceeds 50 percent, provided the height of the garage is limited to 10 feet above grade, or the floor level of the adjacent first floor of occupancy on the subject property, whichever height is less;</p> <p>[Diagram not shown but not to be deleted.]</p>

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	✕			<i>Reserved</i>
		x		<p><del>(28)</del> <del>(29)</del>—Garages, where the subject property is a through lot having both its front and its rear lot line along streets, alleys, or a street and an alley, and both adjoining lots (or the one adjoining lot where the subject property is also a corner lot) contain a garage structure adjacent to the required rear yard on the subject property, provided the garage on the subject property does not exceed the average of the two adjacent garage structures (or the one adjacent garage structure where the subject property is a corner lot) in either height above grade or encroachment upon the required rear yard;</p> <p>[Diagram not shown but not to be deleted.]</p>
x	x	x		<p><del>(29)</del> <del>(30)</del> Driveways, for use only to provide necessary access to required or permitted parking that is located in the buildable area of the subject property other than in a required open area, and where such driveway has only the minimum width needed for such access, and in no case shall parking be allowed in the setback;</p>
		x	x	<p><del>(30)</del> <del>(31)</del> In the Outer Clement Street Neighborhood Commercial District, outdoor activity area if used in connection with a commercial use on a contiguous lot and which existed in 1978 and has remained in said use since 1978.</p>

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				(d) Notwithstanding the limitations of Subsection (c) of this Section, the following provisions shall apply in C-3 districts:
				(1) <b>Decorative Architectural Features.</b> Decorative architectural features not increasing the interior floor area or volume of the space enclosed by the building are permitted over streets and alleys and into setbacks within the maximum vertical and horizontal dimensions described as follows:
				(A) At roof level, decorative features such as cornices, eaves, and brackets may project four feet with a maximum vertical dimension no greater than six feet.
				(B) At all levels above the area of minimum vertical clearance required in Subsection (a)(1) above, decorative features, such as belt courses, entablatures, and bosses, may project two feet, with a maximum vertical dimension of four feet.
				(C) At all levels above the area of minimum vertical clearance required by Subsection (a)(1) above, vertical decorative features, such as pilasters, columns, and window frames (including pediment and sills), with a cross-sectional area of not more than three square feet at midpoint, may project one foot horizontally.

				<p>(2) <b>Bay Windows.</b> Notwithstanding the provisions of Subsections (c)(2)(D) and (F) of this Section, bay windows on nonresidential floors of a structure are permitted only if the width of the bay is at least two times its depth, the total width of all bays on a facade plane does not exceed ½ of the width of the facade plane, and the maximum horizontal (plan) dimensions of the bay fit within the dimensions set forth in the diagram below.</p> <p>[Diagram not shown but not to be deleted.]</p>
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**SEC. 136.1. AWNINGS, CANOPIES AND MARQUEES ~~IN LIMITED COMMERCIAL USES, NEIGHBORHOOD COMMERCIAL DISTRICTS, EASTERN NEIGHBORHOODS MIXED USE AND SOUTH OF MARKET MIXED USE DISTRICTS.~~**

In addition to the limitations of Section 136, especially Paragraph 136(c)(12), the following provisions shall apply to all Limited Commercial Uses, and in NC, Eastern Neighborhoods Mixed Use and South of Market Mixed Use Districts.

In Residential and Residential Enclave Districts, awnings are permitted only for Limited Commercial Uses, as defined in Section 186 of this Code, for limited commercial uses permitted in landmark buildings by Section 209.9(e), and for Limited Corner Commercial Uses as defined in Section 231 of this Code. Canopies and marquees are not permitted.

The addition or alteration of awnings, canopies, or marquees on a landmark site or in a historic district shall require a certificate of appropriateness, in accordance with Section 1006 et seq. of this Code. Signage on awnings, canopies, and marquees may be further regulated by Article 6 of this Code.

1 (a) **Awnings.** Awnings, ~~as defined in Section 790.20 of this Code,~~ shall be regulated in  
2 ~~Limited Commercial Uses, Neighborhood Commercial Districts, Eastern Neighborhoods Mixed Use~~  
3 ~~and South of Market Mixed Use Districts~~ as set forth below.

4 An awning is a light roof-like structure supported entirely by the exterior wall of a building;  
5 consisting of a fixed or movable frame covered with cloth, glass, or metal; extending over doors,  
6 windows, and/or show windows; with the purpose of providing protection from sun and rain and/or  
7 embellishment of the facade. In Chinatown Mixed Use Districts, awnings may be covered in cloth,  
8 glass, metal, or plastic. Awnings may not be directly illuminated, but may be indirectly illuminated or  
9 nonilluminated.

10 All portions of any permitted awning shall be not less than eight feet above the finished  
11 grade, excluding any valance which shall not be less than seven feet above the finished  
12 grade. No portion of any awning shall be higher than the windowsill level of the lowest story (if  
13 any) exclusive of the ground story and mezzanine, or extend above the bottom of a projecting  
14 upper-story window bay, or cover any belt cornice or horizontal molding, provided that no such  
15 awning shall in any case exceed a height of 16 feet or the roofline of the building to which it is  
16 attached, whichever is lower. Where external piers or columns define individual storefront bays, an  
17 awning may not cover such piers or columns.

18 (1) **Residential, Residential Enclave, Limited Commercial Uses and, NC-1, NCT-1, and**  
19 **CRNC Districts.** The horizontal projection of any awning shall not exceed four feet from the  
20 face of a building. The vertical distance from the top to the bottom of any awning shall not  
21 exceed four feet, including any valance. Awnings for Limited Commercial Uses in Residential and  
22 Residential Enclave Districts may be located only along the building frontage dedicated to commercial  
23 use, and may not extend above the ground floor. Only awnings covered with cloth are permitted in the  
24 Residential Districts.

1 (2) **All Other ~~Neighborhood Commercial Districts, Eastern Neighborhoods Mixed Use and~~**  
2 **~~South of Market Mixed Use~~ Districts.** When the width of all awnings is 10 feet or less along  
3 the direction of the street, the horizontal projection of such awnings shall not exceed six feet  
4 from the face of any supporting building and the vertical distance from the top to the bottom of  
5 such awnings shall not exceed six feet, including any valance. When the width of all awnings  
6 exceeds 10 feet measured along the direction of the street, the horizontal projection of such  
7 awnings shall not exceed four feet from the face of the supporting building and the vertical  
8 distance from the top to the bottom of such awnings shall not exceed four feet, including any  
9 valance.

10 **NOTE:** These illustrations are diagrams showing maximum dimensions and are not  
11 design examples.

12 [Diagrams not shown but not to be deleted.]

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14 (b) **Canopies.** Canopies, ~~as defined in Section 790.26 of this Code,~~ shall be regulated in  
15 ~~Limited Commercial Uses, Neighborhood Commercial, Eastern Neighborhoods Mixed Use and South~~  
16 ~~of Market Mixed Use Districts~~ as set forth below.

17 A canopy is a light roof-like structure supported by the exterior wall of a building and on  
18 columns or wholly on columns; consisting of a fixed or movable frame covered with approved cloth,  
19 plastic or metal; extending over entrance doorways only; with the purpose of providing protection from  
20 sun and rain and/or embellishment of the facade. Canopies may not be directly illuminated, but may be  
21 indirectly illuminated or nonilluminated.

22 (1) **Residential, Residential Enclave, Limited Commercial Uses and, NC-1, NCT-1, and**  
23 **CRNC Districts.** No canopy shall be permitted in any Residential, Residential Enclave, Limited  
24 Commercial Use, NC-1, NCT-1, or CRNC District.



1 (1) Residential, Residential Enclave, Limited Commercial Uses and NC-1 NCT-1, and  
2 CRNC Districts. No marquee shall be permitted in any Residential, Residential Enclave, Limited  
3 Commercial Use, NC-1, NCT-1, or CRNC District.

4 (2) ~~All Other Neighborhood Commercial Districts, Eastern Neighborhoods Mixed Use and~~  
5 ~~South of Market Mixed Use~~ **Districts**. The vertical distance from the top to the bottom of any  
6 marquee shall not exceed three feet and the horizontal projection shall not extend beyond a  
7 point not closer than two feet from the curb.

8 (A) A marquee projecting more than 2/3 of the distance from the property line to the  
9 curb line shall not exceed 10 feet or 50 percent of the length of the building along the direction  
10 of the street, whichever is less. All portions of such marquee shall be not less than 12 feet nor  
11 more than 16 feet in height above the finished grade, nor higher than the windowsill level  
12 exclusive of the ground story and mezzanine. Each building frontage shall be considered  
13 separately.

14 **NOTE:** These illustrations are diagrams showing maximum dimensions and are not  
15 design examples.

16 [Diagram not shown but not to be deleted.]

17 (B) A marquee projecting less than 2/3 of the distance from the property line to the  
18 curb line shall not exceed 25 feet or 50 percent of the length of the building along the direction  
19 of the street, whichever is less. All portions of such marquee shall be not less than 10 feet nor  
20 more than 16 feet above the finished grade, nor higher than the windowsill level or windows  
21 on the building facade on which the marquee is placed, exclusive of the ground story and  
22 mezzanine. Each building frontage shall be considered separately.

23 **NOTE:** These illustrations are diagrams showing maximum dimensions and are not  
24 design examples.

25 [Diagram not shown but not to be deleted.]

1 (C) A marquee projecting less than four feet from the property line and not exceeding  
2 two feet in thickness may extend over the total length of the building along the direction of the  
3 street. All portions of such marquee shall not be less than 10 feet nor more than 16 feet above  
4 the finished grade, nor higher than the windowsill level or windows on the building facade on  
5 which the marquee is placed, exclusive of ground story and mezzanine. Each building  
6 frontage shall be considered separately.

7 **NOTE:** These illustrations are diagrams showing maximum dimensions and are not  
8 design examples.

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10 [Diagrams not shown but not to be deleted.]

11 **SEC. 186. EXEMPTION OF LIMITED COMMERCIAL AND INDUSTRIAL**  
12 **NONCONFORMING USES IN RH, RM, RTO, AND RED DISTRICTS.**

13 The purpose of this Section is to provide for the further continuance in RH, RM, RTO,  
14 and RED Districts of nonconforming uses of a limited commercial and industrial character, as  
15 herein described, which are beneficial to, or can be accommodated within, the residential  
16 areas in which they are located. It is hereby found and declared that, despite the general  
17 incompatibility of nonconforming uses with the purposes of this Code, and with other nearby  
18 uses, these limited commercial uses may be tolerated in residential areas, and tend to provide  
19 convenience goods and services on a retail basis to meet the frequent and recurring needs of  
20 neighborhood residents within a short distance of their homes or, within the South of Market  
21 RED Districts, tend to provide jobs and continuation of small scale service and light industrial  
22 activities. These uses tend to be small in scale, to serve primarily a walk-in trade, and cause a  
23 minimum of interference with nearby streets and properties. Accordingly, this Section  
24 recognizes the public advantages of these uses and establishes conditions for their continued  
25 operation.

1 (a) Exemption from Termination Provisions. The following nonconforming uses in R  
2 Districts shall be exempt from the termination provisions of Section 185, provided such uses  
3 comply with all the conditions specified in Subsection (b) below:

4 (1) Any nonconforming use at any story in an RH or RM District which is located more  
5 than ¼ mile from the nearest Individual Area Neighborhood Commercial District or Restricted  
6 Use Subdistrict described in Article 7 of this Code, and which complies with the use limitations  
7 specified for the first story and below of an NC-1 District, as set forth in Sections 710.10  
8 through 710.95 of this Code.

9 (2) Any nonconforming use in an RH or RM District which is located within ¼ mile from  
10 any Individual Area Neighborhood Commercial District or restricted use subdistrict and which  
11 complies with the most restrictive use limitations specified for the first story and below of:

12 (A) NC-1 District, as set forth in Sections 710.10 through 710.95 of this Code; and

13 (B) Any Individual Area Neighborhood Commercial District within ¼ mile of the use, as  
14 set forth in Sections 714.10 through 729.95 of this Code;

15 (C) Any Restricted Use Subdistrict within ¼ mile of the use, as set forth in Sections  
16 781 through 781.7 of this Code.

17 (3) In the RED Districts, any nonconforming use which is a personal service use falling  
18 within zoning category 816.31; home and business service use falling within zoning categories  
19 816.42 through 816.47; live/work unit falling within zoning category 816.55; wholesale sales,  
20 storage or light manufacturing uses falling within zoning categories 816.64 through 816.67.

21 (b) Conditions on Limited Nonconforming Uses. The limited nonconforming uses  
22 described above shall meet the following conditions:

23 (1) The building shall be maintained in a sound and attractive condition, consistent  
24 with the general appearance of the neighborhood;

1 (2) Any signs on the property shall be made to comply with the requirements of Article  
2 6 of this Code applying to nonconforming uses;

3 (3) The hours during which the use is open to the public shall be limited to the period  
4 between 6:00 a.m. and 10:00 p.m.;

5 (4) Public sidewalk space may be occupied in connection with the use provided that it  
6 is only occupied with tables and chairs as permitted by this Municipal Code;

7 (5) Truck loading shall be limited in such a way as to avoid undue interference with  
8 sidewalks, or with crosswalks, bus stops, hydrants and other public features;

9 (6) Noise, odors and other nuisance factors shall be adequately controlled; and

10 (7) All other applicable provisions of this Code shall be complied with.

11 (c) **Formula Retail Uses.** All uses meeting the definition of "formula retail" use per  
12 Section 703.3(b) shall not be permitted except by Conditional Use authorization under ~~through~~  
13 the procedures of Section 303 of this Code.

14 (d) **Street Frontage.** In addition to the requirements of Section 144 of this Code, the  
15 requirements of Section 145.1(c)(6) and (7) shall apply.

16 (e) **Awnings.** Awnings are permitted, subject to the standards for an NC-1 District in  
17 Section 136.1(a) of this Code. Canopies and marquees are not permitted.

18 (f) **Compliance.** Any use affected by this Section which does not comply with all of the  
19 conditions herein specified shall be subject to termination in accordance with Section 185 at  
20 the expiration of the period specified in that Section, but shall be qualified for consideration as  
21 a conditional use under Section 185(e). Any such use which is in compliance with such  
22 conditions at the expiration of such period but fails to comply therewith at any later date shall  
23 be subject to termination when it ceases to comply with any of such conditions.

1            (g) **Reactivation.** Limited Commercial uses in RH, RM, RTO, and RED Districts that have  
2 been discontinued or abandoned, as defined in Section 183, may be reactivated with Conditional Use  
3 authorization. In addition to the findings of Section 303, the Planning Commission must find that:

4            (1) the subject space is located on or below the ground floor, and was in commercial or  
5 industrial use prior to January 1, 1960; and

6            (2) the proposed commercial use meets all the requirements of this section, and other  
7 applicable sections of this Code.

8            (h) ~~(f)~~ **Termination.** Any use affected by this Section which does not comply with all of  
9 the conditions herein specified shall be subject to termination in accordance with Section 185  
10 at the expiration of the period specified in that Section, but shall be qualified for consideration  
11 as a conditional use under Section 185(e). Any such use which is in compliance with such  
12 conditions at the expiration of such period but fails to comply therewith at any later date shall  
13 be subject to termination when it ceases to comply with any of such conditions.

14            ~~(d)~~ (i) **Other Applicable Provisions.** The provisions for nonconforming uses contained in  
15 Sections 180 through 183 shall continue to apply to all uses affected by this Section 186,  
16 except that the cost limit for structural alterations contained in Section 181(b)(4) shall not be  
17 applicable thereto.

18            **SEC. 188. NONCOMPLYING STRUCTURES; ENLARGEMENTS, ALTERATIONS AND**  
19 **RECONSTRUCTION.**

20            (a) **No Increase in Noncompliance.** Within the limitations of this Article 1.7, and  
21 especially Sections 172 and 180 hereof, a noncomplying structure as defined in Section 180  
22 may be enlarged, altered or relocated, or undergo a change or intensification of use in  
23 conformity with the use limitations of this Code, provided that with respect to such structure  
24 there is no increase in any discrepancy, or any new discrepancy, at any level of the structure,  
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1 between existing conditions on the lot and the required standards for new construction set  
2 forth in this Code, and provided the remaining requirements of this Code are met.

3 (b) Structures Damaged or Destroyed by a Disaster. A noncomplying structure that is  
4 damaged or destroyed by fire, or other calamity, or by Act of God, or by the public enemy,  
5 may be restored to its former condition; provided that such restoration is permitted by the  
6 Building Code, and is started within eighteen months and diligently prosecuted to completion.  
7 Except as provided in Subsection (c) below, no noncomplying structure that is voluntarily  
8 razed or required by law to be razed by the owner thereof may thereafter be restored except  
9 in full conformity with the requirements of this Code.

10 For purposes of this Subsection (b), "started within eighteen months" shall mean that  
11 within eighteen months of the fire or other calamity or Act of God the structure's owner shall  
12 have filed a building permit application to restore the structure to its former condition and use.

13 (c) Unreinforced Masonry Buildings. In order that major life safety hazards in  
14 noncomplying structures may be eliminated as expeditiously as possible, a noncomplying  
15 structure constructed of unreinforced masonry that is inconsistent with the requirements of the  
16 UMB Seismic Retrofit Ordinance, Ordinance No. 227-92, may be demolished and  
17 reconstructed to the same level of noncompliance; provided that:

18 (1) The current requirements of the Building, Housing and Fire Codes and, as  
19 applicable, Planning Code are met, provided that the Zoning Administrator may, and is hereby  
20 empowered to, permit minor modifications to Planning Code requirements (which may include  
21 permitting an increase in the building envelope or a reduction in the number of parking  
22 spaces) to the extent necessary and required to bring the replacement building up to such  
23 applicable Code requirements and to allow replacement of the demolished building with a  
24 building which contains a comparable amount of square footage or the same number of  
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1 residential units as that of the demolished building. The Zoning Administrator shall provide a  
2 written determination regarding such permitted Planning Code modifications; and

3 (2) Such restoration or reconstruction is started within one year after razing or other  
4 demolition work on the structure and diligently prosecuted to completion.

5 (d) *Addition of Nonusable Space to Historic Buildings.* Notwithstanding Subsection (a) of  
6 this Section, a noncomplying structure as defined in Section 180, may add nonusable space.  
7 "Nonusable space" is space not used for living, sleeping, eating, cooking or working. Public  
8 corridors, mechanical space, fire stairs and similar areas, are nonusable space. The  
9 enlargement must:

10 (1) Facilitate the adaptive reuse or the rehabilitation of a landmark site or contributory  
11 structure within a Historic District designated under Article 10 of this Code or a significant  
12 structure or contributory structure within a Conservation District designated under Article 11 of  
13 this Code; and

14 (A) Be necessary to comply with Building Code, Fire Code or Planning Code  
15 requirements; or

16 (B) Enhance the life safety aspects of the building and/or mechanical, environmental  
17 control systems; or

18 (2) Be located within a C-3 District, and:

19 (A) Be necessary to comply with Building Code, Fire Code or Planning Code  
20 requirements; or

21 (B) Enhance aesthetic qualities and/or character; or

22 (C) Enhance the life safety aspects of the building and/or mechanical, environmental  
23 control systems; or

24 (D) Accommodate rooftop features exempted from height limits under Section 260(b)  
25 or as provided for under Sections 270, 271 or 272 of this Code.

1 (3) Application for enlargement of a non-complying structure under Subsection (d)(1)  
2 shall be considered as part of an application for a Certificate of Appropriateness under Article  
3 10 or a Permit to Alter under Article 11 of this Code. Any application to enlarge a  
4 noncomplying structure under Article 11 shall be considered as a major alteration under  
5 Section 1111 of the Planning Code. Application to alter a noncomplying structure not  
6 designated an Article 11 significant or contributory building under Subsection (d)(2) shall be  
7 considered under the provisions of Section 309(b) of this Code. These applications shall be  
8 subject to the following additional criteria:

9 (A) That the enlargement promote the health, safety and welfare of the public; and

10 (B) That the enlargement not cause significant shadows or wind impacts on public  
11 sidewalks and parks; and

12 (C) That the structure provides an appropriate transition to adjacent properties, as  
13 necessary; and

14 (D) That the interior block open space formed by the rear yards of abutting properties  
15 will not be adversely affected; and

16 (E) That the access of light and air to abutting properties will not be significantly  
17 affected; and

18 (F) That public view corridors not be significantly affected; and

19 (4) The ~~City~~ Planning Commission, subject to the same application procedures of  
20 Section 188(d)3 above, may grant an exception to the Planning Code requirements rather  
21 than expansion of the structure to accommodate the Planning Code requirements. The  
22 exception of the Planning Code requirement shall be subject to the criteria below:

23 (A) That the exception promote the health, safety and welfare of the public; and

24 (B) That the exception result in an increased benefit to the public and the adjacent  
25 properties over the increase in nonconformance; and

1 (C) That the exception not be detrimental to either the occupants of the proposed  
2 project or to the neighborhood.

3 (e) **Historic Vintage Signs.** Notwithstanding Subsection (a) of this Section, and in  
4 order that certain character-defining signs and architectural elements of Qualified Movie  
5 Theaters be preserved and enhanced, ~~historic vintage signs a noncomplying Historic Movie~~  
6 ~~Theater Projecting Sign, as defined in Section 602.25, and/or a noncomplying Historic Movie Theater~~  
7 ~~Marquee, as defined in Section 602.26, may be preserved, rehabilitated, or restored in accordance~~  
8 ~~with the standards and procedures of Section 602.9. A noncomplying Historic Movie Theater~~  
9 ~~Projecting Sign or a noncomplying Historic Movie Theater Marquee removed from a Qualified Movie~~  
10 ~~Theater prior to or in absence of an application for replacement may be reconstructed.~~

11 ~~(1) For the purposes of this Section, "Qualified Movie Theater" shall mean a building that: (A)~~  
12 ~~is currently or has been used as a movie theater; and (B) is listed on or eligible for listing on the~~  
13 ~~National Register of Historic Places or the California Register of Historical Resources, designated a~~  
14 ~~City Landmark or a contributor to a City Landmark District under Article 10, or designated as a~~  
15 ~~Significant or Contributory Building under Article 11.~~

16 ~~(2) Any preservation, rehabilitation, restoration, or reconstruction permitted under this Section~~  
17 ~~shall be in strict conformity with the overall design, scale, and character of the existing or previously~~  
18 ~~existing Historic Movie Theater Sign or Historic Movie Theater Marquee and:~~

19 ~~(A) For a Qualified Movie Theater that retains its Historic Movie Theater Projecting Sign~~  
20 ~~and/or Historic Movie Theater Marquee, the signage features shall be limited to the following:~~

21 ~~(i) On a Historic Movie Theater Projecting Sign, the historic name associated with a previous~~  
22 ~~theater occupant;~~

23 ~~(ii) On a Historic Movie Theater Marquee, the historic name associated with a previous theater~~  
24 ~~occupant and, where applicable, on the signboard, other information that is an Identifying Sign, as~~  
25 ~~defined in Section 602.10, provided such information shall be contained within the signboard, shall not~~

1 ~~consist of any logos, and shall be in the character of lettering historically found on movie theater~~  
2 ~~signboards in terms of size, font, and detail.~~

3 ~~(B) For a Qualified Movie Theater where the Historic Movie Theater Projecting Sign and/or~~  
4 ~~Historic Movie Theater Marquee has been removed and is proposed to be reconstructed, the overall~~  
5 ~~design and signage features shall be limited to the following:~~

6 ~~(i) On a Historic Movie Theater Projecting Sign, the historic name associated with a previous~~  
7 ~~theater occupant;~~

8 ~~(ii) On a Historic Movie Theater Marquee, the historic name associated with a previous theater~~  
9 ~~occupant and, where applicable, on the signboard, other information that is an Identifying Sign, as~~  
10 ~~defined in Section 602.10, provided such information shall be contained within the signboard, shall not~~  
11 ~~consist of any logos, and shall be in the character of lettering historically found on movie theater~~  
12 ~~signboards in terms of size, font, and detail.~~

13 ~~(C) Any application to reconstruct shall include evidence of the dimensions, scale, materials,~~  
14 ~~placement, and features of the previously existing Historic Movie Theater Projecting Sign and/or~~  
15 ~~Historic Movie Theater Marquee, as well as any other information required by the Zoning~~  
16 ~~Administrator.~~

17 ~~(D) General advertising signs shall not be permitted on either a Historic Movie Theater~~  
18 ~~Projecting Sign or a Historic Movie Theater Marquee.~~

## 19 **SEC. 249.5. NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT.**

20 (a) **General.** A special use district entitled the "North of Market Residential Special  
21 Use District," which includes RC-4 and P Use Districts, the boundaries of which are shown on  
22 Sectional Map~~s~~ No. ~~ISUB~~ SU01 and SU02 of the Zoning Map, is hereby established for the  
23 purposes set forth below.

24 (b) **Purposes.** In order to protect and enhance important housing resources in an area  
25 near downtown, conserve and upgrade existing low and moderate income housing stock,

1 preserve buildings of architectural and historic importance and preserve the existing scale of  
2 development, maintain sunlight in public spaces, encourage new infill housing at a compatible  
3 density, limit the development of tourist hotels and other commercial uses that could  
4 adversely impact the residential nature of the area, and limit the number of commercial  
5 establishments which are not intended primarily for customers who are residents of the area,  
6 the following controls are imposed in the North of Market Residential Special Use District.

7 (c) **Controls.** The following zoning controls are applicable in the North of Market  
8 Residential Special Use District. Certain controls are set forth in other Sections of this Code  
9 and are referenced herein.

10 (1) **Conditional Use Criteria.** In making determinations on applications for conditional  
11 use authorizations required for uses located within the North of Market Residential Special  
12 Use District, the ~~City~~ Planning Commission shall consider the purposes as set forth in  
13 Subsection (b) above, in addition to the criteria of Section 303(c) of this Code.

14 (2) Notwithstanding ~~other the~~ provisions ~~of Section 209.8~~ of this Code, commercial  
15 establishments shall be limited to the ground floor and the first basement floor, except that  
16 such establishments may be permitted on the second story as a conditional use if authorized  
17 pursuant to Section 303 and Section 249.5(c)(1) of this Code.

18 (3) ~~Garment shops that meet the qualifications set forth in Section 236(a) may be permitted on~~  
19 ~~the ground floor and first basement floor as a conditional use if authorized pursuant to Section 303 and~~  
20 ~~Section 249.5(c)(1) of this Code.~~

21 (4) The following uses are not permitted: (A) A ~~Tourist h~~Hotel, ~~inn, hostel or motel;~~ and  
22 (B) massage establishments which are not incidental to ~~a Hospital or Other Institution the~~  
23 ~~institutional uses permitted in Sections 217(a) through (d) of the Planning Code~~ or are not incidental  
24 to a health club, gymnasium or other facility with a regular membership or other facility which  
25

1 is used primarily for instruction and training in body building, exercising, reducing, sports,  
2 dancing or other similar physical activities.

3 ~~(4)~~ ~~(5)~~ In the portion of the area designated as Subarea No. 1 of the North of Market  
4 Residential Special Use District, as shown on Section Map ~~ISUB~~ SU01 and SU02 of the Zoning  
5 Map, the density ratio shall be one dwelling unit for each 125 square feet of lot area; in  
6 Subarea No. 2, as shown on Section Map ~~ISUB~~ SU01 and SU02 of the Zoning Map, the  
7 density ratio shall be one dwelling unit for each 200 feet of lot area. The double density  
8 provisions of Section 209.1(m) shall not result in greater density than that permitted in an RC-  
9 4 District.

10 ~~(6)~~ ~~(5)~~ No off-street parking requirements shall be required for any use ~~may be modified by~~  
11 ~~the City Planning Commission, as provided in Section 161(h) of this Code.~~

12 ~~(6)~~ ~~(7)~~ A bulk district "T" shall apply pursuant to the provisions of Section 270, Table  
13 270 of this Code.

14 ~~(7)~~ ~~(8)~~ Special exceptions to the 80-foot base height limit in height and bulk districts 80-  
15 120-T and 80-130-T may be granted pursuant to the provisions of Section 263.7 of this Code.

16 ~~(8)~~ ~~(9)~~ Building setbacks are required in this district pursuant to Section 132.2;  
17 provisions for exceptions are also set forth in Section 132.2 of this Code.

18 ~~(9)~~ ~~(10)~~ Exceptions to the rear yard requirements for an RC-4 District may be granted  
19 pursuant to Section 134(f) of this Code.

20 ~~(11)~~ ~~Awnings, canopies and marquees, as defined in Sections 790.20, 790.26 and 790.58 of this~~  
21 ~~Code, and further regulated by the Building Code and Sections 249.5(c)(12), 136.2 and 607.4 of this~~  
22 ~~Code are permitted.~~

23 ~~(12)~~ ~~Signs located in the RC-4 portion of this district shall be regulated as provided in Section~~  
24 ~~607.4 of this Code.~~

1            ~~(10)~~ ~~(13)~~ All provisions of the ~~City~~ Planning Code applicable in an RC-4 Use District  
2 shall apply within that portion of the district zoned RC-4, except as specifically provided  
3 above. All provisions of the ~~City~~ Planning Code applicable in a P Use District shall apply within  
4 that portion of the district zoned P, except as specifically provided above.

5            ~~(11)~~ ~~(14)~~ All demolitions of buildings containing residential units shall be permitted only  
6 if authorized as a conditional use under Section 303 of this Code, unless the Director of the  
7 Department of Building Inspection or the Chief of the Bureau of Fire Prevention and Public  
8 Safety determines that the building is unsafe or dangerous and that demolition is the only  
9 feasible means to secure the public safety. When considering whether to grant a conditional  
10 use permit for the demolition, in lieu of the criteria set forth in ~~City~~ Planning Code Section  
11 303(c), consideration shall be given to the purposes of the North of Market Residential Special  
12 Use District set forth in Section 249.5(b), above, to the adverse impact on the public health,  
13 safety and general welfare due to the loss of existing housing stock in the district and to any  
14 unreasonable hardship to the applicant if the permit is denied. Demolition of residential hotel  
15 units shall also comply with the provisions of the Residential Hotel Ordinance.

16            (d) **Liquor Establishments.** In addition to all other applicable controls set forth in this  
17 Code, Liquor Establishments in the North of Market Residential Special Use District shall be  
18 subject to the controls set forth in this Section.

19            (1) No Off-Sale Liquor Establishments shall be permitted in the North of Market  
20 Residential Special Use District.

21            (2) An Off-Sale Liquor Establishment lawfully existing in the North of Market  
22 Residential Special Use District and selling alcoholic beverages as licensed by the State of  
23 California prior to the effective date of this legislation may continue operation only under the  
24 following conditions, as provided by California Business and Professions Code Section 23790:  
25

1 (A) The premises shall retain the same type of retail liquor license within a license  
2 classification; and

3 (B) The licensed premises shall be operated continuously without substantial change  
4 in mode or character of operation.

5 (3) The prohibition on Off-Sale Liquor Establishments shall not be interpreted to  
6 prohibit the following, provided that the type of California liquor license does not change, the  
7 location of the establishment does not change, and the square footage used for the display  
8 and sale of alcoholic beverages does not increase:

9 (A) A change in ownership of an Off-Sale Liquor Establishment or an owner-to-owner  
10 transfer of a California liquor license; or

11 (B) Re-establishment, restoration or repair of an existing Off-Sale Liquor  
12 Establishment on the same lot after total or partial destruction or damage due to fire, riot,  
13 insurrection, toxic accident or act of God; or

14 (C) Temporary closure of an existing Off-Sale Liquor Establishment for not more than  
15 ninety (90) days for repair, renovation or remodeling.

16 (4) The prohibition on Off-Sale Liquor Establishments shall not be interpreted to  
17 prohibit the following:

18 (A) Temporary uses, as described in Planning Code Section 205.1; or

19 (B) Establishment of an Off-Sale Liquor Establishment if application for such Off-Sale  
20 Liquor Establishment is on file with the California Department of Alcoholic Beverage Control  
21 prior to the effective date of this legislation; or

22 (C) Re-location of an existing Off-Sale Liquor Establishment in the North of Market  
23 Residential Special Use District to another location within the North of Market Residential  
24 Special Use District with conditional use authorization from the ~~City~~ Planning Commission,  
25 provided that (i) the type of California liquor license does not, change, (ii) the square footage

1 used for the display and sale of alcoholic beverages does not increase, and (iii) the original  
2 premises shall not be occupied by an Off-Sale Liquor Establishment unless by another Off-  
3 Sale Liquor Establishment that is also relocating from within the North of Market Residential  
4 Special Use District. Any such conditional use authorization shall include a requirement that  
5 the establishment comes with the "Good Neighbor Policies" set forth in Subsection (d)(6)  
6 below; or

7 (D) A change in liquor license from a Type 21 (Off-Sale General) to a Type 20 (Off-  
8 Sale Beer and Wine), provided that the square footage used for the display and sale of  
9 alcoholic beverages does not increase.

10 (5) The prohibition on Off-Sale Liquor Establishments shall be interpreted to prohibit  
11 the transfer of any California Alcoholic Beverage Control Board off-sale liquor license from a  
12 location outside of the North of Market Residential Special Use District to a location within the  
13 North of Market Residential Special Use District or the issuance of any original California  
14 Alcoholic Beverage Control Board off-sale liquor license for a location within the North of  
15 Market Residential Special Use District.

16 (6) The following "Good Neighbor Policies" shall apply to all Liquor Establishments in  
17 the North of Market Residential Special Use District in order to maintain the safety and  
18 cleanliness of the premises and vicinity:

19 (A) Employees of the establishment shall walk a 100-foot radius from the premises  
20 some time between 30 minutes after closing time and 8:00 a.m. the following morning, and  
21 shall pick up and dispose of any discarded beverage containers and other trash left by  
22 patrons;

23 (B) The establishment shall provide outside lighting in a manner sufficient to illuminate  
24 street and sidewalk areas and adjacent parking, as appropriate to maintain security, without  
25 disturbing area residences;

1 (C) No alcoholic beverages shall be consumed on any outdoor property adjacent to  
2 the establishment and which is under the control of the establishment, excepting those areas  
3 of the property that are enclosed and not visible from the sidewalk. are intended for patron  
4 services, are supervised by the establishment, and are not located adjacent to any sidewalk  
5 areas;

6 (D) No more than 33 percent of the square footage of the windows and clear doors of  
7 the establishment shall bear advertising or signage of any sort, and all advertising and  
8 signage shall be placed and maintained in a manner that ensures that law enforcement  
9 personnel have a clear and unobstructed view of the interior of the premises, including the  
10 area in which the cash registers are maintained, from the exterior public sidewalk or entrance  
11 to the premises. This requirement shall not apply to premises where there are no windows, or  
12 where existing windows are located at a height that precludes a view of the interior of the  
13 premises to a person standing outside the premises;

14 (E) No person under the age of 21 shall sell or package alcoholic beverages;

15 (F) Employees of the establishment shall regularly police the area under the control of  
16 the establishment in an effort to prevent the loitering of persons about the premises; and

17 (G) The establishment shall promptly remove any graffiti from the exterior of the  
18 premises.

19 (7) For purposes of this Section, the following definitions shall apply:

20 (A) "Liquor Establishment" shall mean any enterprise selling alcoholic beverages  
21 pursuant to a California Alcoholic Beverage Control Board license.

22 (B) "Off-Sale Liquor Establishment" shall mean any establishment that is defined in  
23 Section 790.55 of this Code.

24 (C) "Alcoholic Beverages" shall mean "alcoholic beverages," as defined by California  
25 Business and Professions Code Sections 23004 and 23025;

1 (D) "Sell" or "Sale" shall mean and include any retail transaction whereby, for any  
2 consideration, an alcoholic beverage is transferred from one person to another.

3 (e) **Fringe Financial Services.** In addition to all other applicable controls set forth in  
4 this Code, properties in the North of Market Residential Special Use District are within the  
5 Fringe Financial Service Restricted Use District established by Section 249.35 and are subject  
6 to the controls and exemptions set forth in Section 249.35.

7 **SEC. 262. ADDITIONAL HEIGHT LIMITS APPLICABLE TO SIGNS.**

8 (a) The height limits established by this Article 2.5 shall apply to all signs regulated by  
9 this Code, except those identified as a historic *Vintage* ~~signs within an Historic Sign District~~  
10 pursuant to Sections ~~302, 303 and 608.14~~ 602.9 of this Code. No sign shall be erected, placed,  
11 replaced, reconstructed or relocated except in conformity with the provisions of this Article,  
12 whether such sign is freestanding or attached to a building or structure.

13 (b) The height of signs is also regulated by Article 6 of this Code, and in each case the  
14 most restrictive of the applicable height limitations shall prevail, except for historic *Vintage*  
15 ~~signs within Historic Sign Districts~~ which are exempt from height limits pursuant to Section  
16 260 of this Code

17 **SEC. 602.3. BUSINESS SIGN.**

18 A sign which directs attention to a business, commodity, service, industry or other  
19 activity which is sold, offered, or conducted, other than incidentally, on the premises upon  
20 which such sign is located, or to which it is affixed. Where a number of commodities, services,  
21 or other activities with different brand names or symbols are sold, offered or conducted, other than  
22 incidentally, on the premises, up to 1/3 of the area of a business sign, or 25 square feet of sign  
23 area, whichever is the lesser, may be devoted to the advertising of one or more of those  
24 commodities by brand name or symbol as an accessory function of the business sign,  
25 provided that such advertising is integrated with the remainder of the business sign, and

1 provided also that any limits which may be imposed by this Code on the area of individual  
2 signs and the area of all signs on the property are not exceeded.

3 **SEC. 602.9. HISTORIC VINTAGE SIGNS ~~AND HISTORIC SIGN DISTRICTS.~~**

4 *(a) Purpose. The purpose of this section is to designate and to preserve, maintain, and restore*  
5 *a sign which depicts in text or graphic form a particular residential, business, cultural, economic,*  
6 *recreational, or other valued resource which is deemed by the Planning Commission to be a cultural*  
7 *artifact that of historic value and contributes to the visual identity and historic character of a City*  
8 *neighborhood or the City as a whole. Historic Vintage signs can contribute to the character of*  
9 *historic buildings and districts. Historic Vintage signs can also be valued in themselves, apart from*  
10 *the buildings to which they may be attached. Exceptions from the requirements of this Article 6 may be*  
11 *granted via Conditional Use Authorization, subject to the procedures and standards of Section 303 and*  
12 *of this section.*

13 *(b) Definitions.*

14 *(1) Historic Vintage Sign. An Historic Vintage Sign is a sign that depicts a land use, a*  
15 *business activity, a public activity, a social activity or historical figure or an activity or use that*  
16 *recalls the City's historic past, ~~as further defined in Section 608.14 of this Code, and as permitted by~~*  
17 *~~Sections 303 and 608.14 of this Code.~~*

18 *An historic sign district is a specific geographic area depicted on the Zoning Map of the City*  
19 *and County of San Francisco, pursuant to Section 302 of this Code, within which historic signs may be*  
20 *permitted by conditional use authorization by the Planning Commission pursuant to Sections 303 and*  
21 *608.14 of this Code.*

22 *(A) Historic Movie Theater Marquee. A marquee, as defined in Section 136.1(c), attached to a*  
23 *Qualified Movie Theater, when such marquee was originally constructed in association with a movie*  
24 *theater or similar historic use. Elimination or change of any lettering or other inscription from a movie*  
25

1 theater marquee, such as that which may occur with a change of ownership, change of use or closure,  
2 does not preclude classification of the marquee under this Section.

3 **(B) Historic Movie Theater Projecting Sign.** A projecting business sign attached to a  
4 Qualified Movie Theater when such sign was originally constructed in association with the Qualified  
5 Movie Theater or similar historic use. Such signs are typically characterized by (A) perpendicularity to  
6 the primary facade of the building, (B) fixed display of the name of the establishment, often in large  
7 lettering descending vertically throughout the length of the sign; (C) a narrow width that extends for a  
8 majority of the vertical distance of a building's facade, typically terminating at or slightly above the  
9 roofline, and (D) an overall scale and nature such that the sign comprises a significant and character  
10 defining architectural feature of the building to which it is attached. Elimination or change of any  
11 lettering or other inscription from a movie theater projecting sign, such as that which may occur with a  
12 change of ownership, change of use, or closure does not preclude classification of the sign under this  
13 Section.

14 **(2) Qualified Movie Theater.** A building that: (A) is currently or has been used as a movie  
15 theater; and (B) is listed on or eligible for listing on the National Register of Historic Places or the  
16 California Register of Historical Resources, designated a City Landmark or a contributor to a City  
17 Landmark District under Article 10, or designated as a Significant or Contributory Building under  
18 Article 11.

19 **(c) Application for Historic Vintage Sign Authorization.** Prior to the scheduling of the  
20 Conditional Use hearing before the Planning Commission required by subsection (a), the applicant for  
21 a historic Vintage Sign authorization shall provide to the Department evidence in the form of  
22 photographs and/or documents demonstrating that:

23 (1) the sign proposed for historic vintage authorization is at least 40 years old; and  
24  
25

1           (2) the sign depicts a particular residential, business, cultural, economic, recreational, or other  
2 valued resource of historic value and contributes to the visual identity and historic character of a City  
3 neighborhood or the City as a whole.

4           (d) Referral to Historic Preservation Commission. If the application for a ~~historic~~ Vintage  
5 sSign authorization under this Section is not otherwise required to be referred to the Historic  
6 Preservation Commission under the San Francisco Charter or this Code, it is not required to be  
7 referred. However, the Department may refer the application to that Commission for an advisory  
8 opinion as to the eligibility of the sign for ~~historic~~ Vintage sSign status, and/or of any proposed  
9 alteration, restoration, or reconstruction to an eligible sign.

10           (e) Criteria and Requirements for Preservation, maintenance, restoration, and  
11 reconstruction. In addition to the requirements of Section 303, the Planning Commission shall  
12 consider the following criteria in granting Conditional Use Authorization for exceptions from the  
13 requirements of Article 6 for signs, and the requirements of Section 136.1 for Historic Movie Theater  
14 Marquees.

15           (1) Minimizing alterations. ~~Historic~~ Vintage sSigns shall be maintained unaltered and in  
16 their historic location to the extent possible, even when the new business is of a different nature from  
17 the old. Signs painted directly on walls, doors, windows, or other building surfaces may not be  
18 changed, but may be repaired or restored.

19           (2) Relocation. A ~~Historic~~ Vintage Sign may be relocated elsewhere on the building to  
20 accommodate a new sign. A ~~Historic~~ Vintage Sign may also be relocated to a public space inside the  
21 building, such as in the lobby or above the bar in a restaurant. This option is less preferable than  
22 keeping the sign outside the building, but preserves the sign on site, and leaves open the possibility of  
23 putting it back in its historic location.

24           (3) Modification. Signs other than those painted directly onto building surfaces may be  
25 modified for use with a new business. Modifications to signs should be minimized, and should take

1 care not to destroy essential features. New text and images shall maintain continuity with the character  
2 of the sign, building, and district. General Advertising Signs shall not be permitted on historic  
3 Projecting Signs or Roof Signs.

4 (4) **General Advertising Signs.** General Advertising Signs shall not be permitted on historic  
5 signs.

6 (5) **Historic Movie Theater Projecting Signs and Historic Movie Theater Marquees.** In order  
7 that certain character-defining architectural elements of Qualified Movie Theaters be preserved and  
8 enhanced, a noncomplying Historic Movie Theater Projecting Sign and/or a noncomplying Historic  
9 Movie Theater Marquee, as defined in this Section, may be preserved, rehabilitated, or restored. A  
10 noncomplying Historic Movie Theater Projecting Sign or a noncomplying Historic Movie Theater  
11 Marquee removed from a Qualified Movie Theater prior to or in absence of an application for  
12 replacement may be reconstructed.

13 (A) Any preservation, rehabilitation, restoration, or reconstruction permitted under this Section  
14 shall be in strict conformity with the overall design, scale, and character of the existing or previously  
15 existing Historic Movie Theater Sign or Historic Movie Theater Marquee and:

16 (B) For a Qualified Movie Theater that retains its Historic Movie Theater Projecting Sign  
17 and/or Historic Movie Theater Marquee, the signage features shall be limited to the following:

18 (i) On a Historic Movie Theater Projecting Sign, the historic name associated with a previous  
19 theater occupant;

20 (ii) On a Historic Movie Theater Marquee, the historic name associated with a previous theater  
21 occupant and, where applicable, on the signboard, other information that is an Identifying Sign, as  
22 defined in Section 602.10, provided such information shall be contained within the signboard, shall not  
23 consist of any logos, and shall be in the character of lettering historically found on movie theater  
24 signboards in terms of size, font, and detail.

1            (C) For a Qualified Movie Theater where the Historic Movie Theater Projecting Sign and/or  
2 Historic Movie Theater Marquee has been removed and is proposed to be reconstructed, the overall  
3 design and signage features shall be limited to the following:

4            (i) On a Historic Movie Theater Projecting Sign, the historic name associated with a previous  
5 theater occupant;

6            (ii) On a Historic Movie Theater Marquee, the historic name associated with a previous theater  
7 occupant and, where applicable, on the signboard, other information that is an Identifying Sign, as  
8 defined in Section 602.10, provided such information shall be contained within the signboard, shall not  
9 consist of any logos, and shall be in the character of lettering historically found on movie theater  
10 signboards in terms of size, font, and detail.

11            (D) Any application to reconstruct shall include evidence of the dimensions, scale, materials,  
12 placement, and features of the previously exiting Historic Movie Theater Projecting Sign and/or  
13 Historic Movie Theater Marquee, as well as any other information required by the Zoning  
14 Administrator.

15            (E) General advertising signs shall not be permitted on either a Historic Movie Theater  
16 Projecting Sign or a Historic Movie Theater Marquee.

17 **SEC. 602.24. WINDOW SIGN.**

18            A sign painted directly on the surface of a window glass or placed ~~in front of or~~ behind  
19 the surface of a window glass.

20 **SEC. 604. PERMITS AND CONFORMITY REQUIRED.**

21            (a) Approval of Application. An application for a permit for a sign that conforms to the  
22 provisions of this Code shall be approved by the Planning Department ~~of Planning~~ without  
23 modification or disapproval by the Planning Department ~~of Planning~~ or the Planning  
24 Commission, pursuant to the authority vested in them by Section 26, ~~Part III,~~ of the San  
25 Francisco Municipal Business & Tax Regulations Code or any other provision of said Municipal

1 Code; provided, however, that applications pertaining to (a) signs subject to the regulations  
2 set forth in Article 10 of the Planning Code, Preservation of Historical, Architectural and  
3 Aesthetic Landmarks, Article 11, Preservation of Buildings and Districts of Architectural,  
4 Historical and Aesthetic Importance in the C-3 Districts and Sections 602.9 and 608.14 may be  
5 disapproved pursuant to the relevant provisions thereof, and (b) preservation, restoration,  
6 rehabilitation, or reconstruction of Historic Movie Theater Projecting Signs or Historic Movie  
7 Theater Marquees as set forth in Section 188(e) may be modified or disapproved subject to  
8 applicable sections of the General Plan, this Code, relevant design guidelines, Department or  
9 Commission policy, or the Secretary of the Interior Standards for the Treatment of Historic  
10 Properties. No sign, other than those signs exempted by Section 603 of this Code, shall be  
11 erected, placed, replaced, reconstructed or relocated on any property, intensified in  
12 illumination or other aspect, or expanded in area or in any dimension except in conformity with  
13 Article 6 of this Code. No such erection, placement, replacement, reconstruction, relocation,  
14 intensification, or expansion shall be undertaken without a permit having been duly issued  
15 therefor, except as specifically provided otherwise in this Section 604.

16 (b) Applicability of Section. The provisions of this Section 604 shall apply to work of the  
17 above types on all signs unless specifically exempted by this Code, whether or not a permit  
18 for such sign is required under the San Francisco Building Code. In cases in which permits  
19 are not required under the Building Code, applications for permits shall be filed with the  
20 Central Permit Bureau of the Department of Building Inspection on forms prescribed by the  
21 Planning Department ~~of Planning~~, together with a permit fee of \$5.00 for each sign, and the  
22 permit number shall appear on the completed sign in the same manner as required by the  
23 Building Code.

24 (c) Sign Painted on Door or Window. No permit shall be required under this Code for a  
25 sign painted or repainted directly on a door or window in an NC, C or M District. Permits shall

1 be required for all other painted signs in NC, C and M Districts, and for all painted signs in P  
2 and R Districts. Repainting of any painted sign shall be deemed to be a replacement of the  
3 sign, except as provided in Subsection (f) below.

4 (d) Ordinary Maintenance and Repairs. Except as provided in Subsection (c) above, no  
5 permit shall be required under this Code for ordinary maintenance and minor repairs which do  
6 not involve replacement, alteration, reconstruction, relocation, intensification or expansion of  
7 the sign.

8 (e) Temporary Sale or Lease Signs. No permit shall be required under this Code for  
9 temporary sale or lease signs, temporary signs of persons and firms connected with work on  
10 buildings under actual construction or alteration, and temporary business signs, to the extent  
11 that such signs are permitted by this Code.

12 (f) Change of Copy. A mere change of copy on a sign the customary use of which  
13 involves frequent and periodic changes of copy shall not be subject to the provisions of this  
14 Section 604, except that a change from general advertising to nongeneral advertising sign  
15 copy or from nongeneral advertising to general advertising sign copy or an increase in area  
16 including, but not limited to, any extensions in the form of writing, representation, emblem or  
17 any figure of similar character shall in itself constitute a new sign subject to the provisions of  
18 this Section 604. In the case of signs the customary use of which does not involve frequent  
19 and periodic changes of copy, a change of copy shall in itself constitute a new sign subject to  
20 the provisions of this Section 604 if the new copy concerns a different person, firm, group,  
21 organization, place, commodity, product, service, business, profession, enterprise or industry.

22 (g) Scaled Drawing. Each application for a permit for a sign shall be accompanied by a  
23 scaled drawing of the sign, including the location of the sign on the building or other structure  
24 or on the lot, and including (except in the case of a sign the customary use of which involves  
25

1 frequent and periodic changes of copy) such designation of the copy as is needed to  
2 determine that the location, area and other provisions of this Code are met.

3 (h) **Nonconforming Signs; Replacement, Alteration, Reconstruction, Relocation,**  
4 **Intensification, or Expansion.** Unless otherwise provided in this Code or in other Codes or  
5 regulations, a lawfully existing sign which fails to conform to the provisions of this Article 6  
6 *shall be brought into conformity ~~may remain until~~ when the activity for which the sign has been posted*  
7 *ceases operation or moves to another location, when a new building is constructed, or at the end of ~~its~~*  
8 *the sign's* normal life. Such sign may not, however, be replaced, altered, reconstructed,  
9 relocated, intensified or expanded in area or in any dimension except in conformity with the  
10 provisions of this Code, including Subsection (i) below *and Section 602.9 for historic Vintage*  
11 *sSigns*. Ordinary maintenance and minor repairs shall be permitted, but such maintenance  
12 and repairs shall not include replacement, alteration, reconstruction, relocation, intensification  
13 or expansion of the sign; provided, however, that alterations of a structural nature required to  
14 reinforce a part or parts of a lawfully existing sign to meet the standards of seismic loads and  
15 forces of the Building Code, to replace a damaged or weathered signboard, to ensure safe  
16 use and maintenance of that sign, to remediate hazardous materials, or any combination of  
17 the above alterations shall be considered ordinary maintenance and shall be allowed. A sign  
18 which is damaged or destroyed by fire or other calamity shall be governed by the provisions of  
19 Sections 181(d) and 188(b) of this Code.

20 A sign which is voluntarily destroyed or removed by its owner or which is required by  
21 law to be removed may be restored only in full conformity with the provisions of this Code,  
22 except as authorized in Subsection (i) below. A general advertising sign that has been  
23 removed shall not be reinstalled, replaced, or reconstructed at the same location, and the  
24 erection, construction, and/or installation of a general advertising sign at that location to  
25 replace the previously existing sign shall be deemed to be a new sign in violation of Section

1 611(a) of this Code; provided, however, that such reinstallation, replacement, or  
2 reconstruction pursuant to a permit duly issued prior to the effective date of this requirement  
3 shall not be deemed a violation of Section 611(a) and shall be considered a lawfully existing  
4 nonconforming general advertising sign; and further provided that this prohibition shall not  
5 prevent a general advertising sign from being relocated to that location pursuant to a  
6 Relocation Agreement and conditional use authorization under Sections 611 and 303(I) of this  
7 Code and Section 2.21 of the San Francisco Administrative Code.

8 (i) ***Business Signs.*** When the activity for which a business sign has been posted has ceased  
9 operation for more than 90 days, all signs pertaining to that business activity shall be removed after  
10 that time. A lawfully existing business that is relocating to a new location within 300 feet of its  
11 existing location within the North Beach Neighborhood Commercial District described in  
12 Sections 702.1 and 722.1 of this Code may move to the new location within said North Beach  
13 Neighborhood Commercial District one existing business sign together with its associated sign  
14 structure, whether or not the sign is nonconforming in its new location; provided, however, that  
15 the sign is not intensified or expanded in area or in any dimension except in conformity with  
16 the provisions of this Code. With the approval of the Zoning Administrator, however, the sign  
17 structure may be modified to the extent mandated by the Building Code. In no event may a  
18 painted sign or a sign with flashing, blinking, fluctuating or other animated light be relocated  
19 unless in conformity with current code requirements applicable to its new location. In addition,  
20 the provisions of Articles 10 and 11 of this Code shall apply to the relocation of any sign to a  
21 location regulated by the provisions of said Articles.

22 (j) Nothing in this Article 6 shall be deemed to permit any use of property that is  
23 otherwise prohibited by this Code, or to permit any sign that is prohibited by the regulations of  
24 any special sign district or the standards or procedures of any Redevelopment Plan or any  
25 other Code or legal restriction.

1            (k) **Public Areas.** No sign shall be placed upon any public street, alley, sidewalk, public plaza  
2 or right-or-way, or in any portion of a transit system, except such projecting signs as are otherwise  
3 permitted by this Code and signs, structures and features as are specifically approved by the  
4 appropriate public authorities under applicable laws and regulations and under such conditions as  
5 may be imposed by such authorities.

6            (l) **Maintenance.** Every sign shall be adequately maintained in its appearance. When the  
7 activity for which a business sign has been posted has ceased operation for more than 90 days, all signs  
8 pertaining to that business activity shall be removed after that time.

9            **SEC. 606. RESIDENTIAL DISTRICTS.**

10           Signs in Residential and Residential Enclave Districts, other than those signs exempted  
11 by Section 603 of this Code, shall conform to the following provisions:

12           (a) **General Provisions for All Signs.**

13           (1) No sign shall project beyond a street property line or legislated setback line, or into  
14 a required front setback area.

15           (2) No sign shall have or consist of any moving, rotating or otherwise animated part, or  
16 (if permitted to be illuminated) any flashing, blinking, fluctuating or otherwise animated light.

17           (3) No roof sign, wind sign, or general advertising sign shall be permitted.

18           (4) No sign shall extend above the roofline of a building to which it is attached, or  
19 above a height of 12 feet.

20           (b) **Signs for Uses Permitted in Residential and RED Districts.** The following types  
21 of signs, subject to the limitations prescribed for them, shall be the only signs permitted for  
22 uses authorized as principal or conditional uses in Residential and RED Districts, except that  
23 signs for any limited commercial establishments ~~so authorized in RC Districts~~ shall be subject to  
24 the limitations of Paragraph (c)(3) below.

1 (1) One nonilluminated or indirectly illuminated nameplate for each street frontage of  
2 the lot, not exceeding a height of 12 feet, and having an area not exceeding one square foot  
3 in RH Districts or two square feet in RM or RED Districts.

4 (2) One identifying sign for each street frontage of the lot, not exceeding a height of 12  
5 feet, and meeting the following additional requirements:

6 (A) In RH Districts: nonilluminated or indirectly illuminated only; maximum area 12  
7 square feet;

8 (B) In RM-~~I~~, RTO, or RED Districts: maximum area eight square feet if directly  
9 illuminated, and 20 square feet if nonilluminated or indirectly illuminated.

10 ~~(C) In RTO Districts: nonilluminated or indirectly illuminated only; maximum area 12 square~~  
11 ~~feet; signage related to commercial uses permitted under Sections 209.8(e) and 230 is regulated~~  
12 ~~according to the provisions described in Section 230.~~

13 (3) Sale or Lease Signs. One temporary nonilluminated or indirectly illuminated sale or  
14 lease sign for each street frontage of the total parcel involved, not exceeding a height of 24  
15 feet if freestanding and not above the roofline if attached to a building, and having an area not  
16 exceeding six square feet for each lot or for each 3,000 square feet in such total parcel,  
17 whichever ratio permits the larger area, provided that no such sign shall exceed 50 square  
18 feet in area and any such sign exceeding 18 square feet in area shall be set back at least 25  
19 feet from all street property lines. Any sale or lease sign shall be removed within seven days  
20 following removal of the property from the market.

21 (4) Construction Signs. Temporary nonilluminated signs of persons and firms  
22 connected with work on buildings under actual construction or alteration, giving their names  
23 and information pertinent to the project, not exceeding a height of 12 feet, with the combined  
24 area of all such signs not to exceed 10 square feet for each street frontage of the project.  
25

1           (c) **Business Signs for Limited Commercial Uses.** For Limited Commercial Uses, as  
2 described in Section 186 of this Code, and for Limited Corner Commercial Uses, as permitted by  
3 Section 231, the following controls shall apply:

4           (1) **Wall Signs.** One wall sign is permitted for each street frontage occupied by the use, placed  
5 flat against the wall that faces such street and not located above the ground floor. Such sign shall not  
6 exceed an area of one square foot for each linear foot of street frontage occupied by the building or  
7 part thereof that is devoted to the commercial use or 50 square feet per street frontage, whichever is  
8 less. Any such sign may be nonilluminated or indirectly illuminated.

9           (2) **Window Signs.** Window signs, limited to signs painted or similarly applied directly on the  
10 surface of the window glass, are permitted. The total area of all window signs, as defined in Section  
11 602.1(b), shall not exceed one-quarter the area of the window on which the signs are located. Such  
12 signs may be nonilluminated or indirectly illuminated.

13           (3) **Projecting Signs.** The number of projecting signs shall not exceed one per business. The  
14 area of such sign, as defined in Section 602.1(a), shall not exceed six square feet. The height of such  
15 sign shall not exceed 14 feet, or the height of the lowest residential windowsill above the commercial  
16 use, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal  
17 distance from the street property line to the curblin, or four feet, whichever is less. Any such sign may  
18 be nonilluminated or indirectly illuminated.

19           (4) **Signs on Awnings.** Sign copy may be located on permitted awnings in lieu of wall signs  
20 and projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not exceed 20  
21 square feet per business. Such sign copy may be nonilluminated or indirectly illuminated.

22           (5) **Illumination.** Any illumination permitted for signs covered by this Subsection (c) shall be  
23 extinguished at all times when the commercial use is not open for business.

24           (e) **(d) Signs for Other Nonconforming Uses.** Signs for any use in an R District which is  
25 nonconforming under the provisions of Sections 180 through 187 of this Code, or which is given

1 ~~conditional use status under said sections, shall be subject to the provisions of this Subsection (e),~~  
2 ~~except that any such use that would first be permitted as either a principal or a conditional use in some~~  
3 ~~other R District under Article 2 of this Code, other than an RC District, shall be subject to the~~  
4 ~~provisions of Subsection 606(b) above.~~ Any illumination permitted for signs covered by this  
5 Subsection ~~(e)~~ (d) shall be extinguished at all times when the nonconforming use is not open  
6 for business.

7 (1) **Automobile Service Stations.** The following business signs are permitted for an  
8 automobile service station. Any such signs may be nonilluminated or indirectly or directly  
9 illuminated. Directly illuminated signs may be illuminated only during open business hours.

10 (A) **Oil Company Signs.** A maximum of two oil company signs, which shall not extend  
11 ~~more than 10 feet~~ above the roofline if attached to a building, or exceed a height of 24 feet if  
12 freestanding. The area of any such sign shall not exceed 180 square feet, and along each  
13 street frontage all parts of such a sign or signs that are within 10 feet of the street property line  
14 shall not exceed 80 square feet in area. The areas of other permanent and temporary signs  
15 as covered in Subparagraph 606(c)(1)(B) below shall not be included in the calculation of the  
16 areas specified in this Subparagraph.

17 (B) **Other Permanent and Temporary Signs Customarily Incidental to the Service**  
18 **Station Business.** No such sign shall extend above the roofline if attached to a building, or  
19 exceed a height of 12 feet if freestanding. The area of such signs shall not exceed 20 square  
20 feet for each such sign or a total of 80 square feet for all such signs on the premises.

21 (2) **Open Land Uses.** If there is no building with more than 50 square feet of floor  
22 area involved in the use, one business sign is permitted for each street frontage occupied by  
23 such use, not exceeding a height of 12 feet and having an area not exceeding one square  
24 foot for each foot of such street frontage. The total area of all signs for such a use shall not  
25 exceed 50 square feet. Any such sign may be nonilluminated or indirectly illuminated.

1 (3) **Other Uses.** For a use not listed in Paragraph 606(c)(1) or 606(c)(2) above, one  
2 business sign is permitted for each street frontage occupied by the use, placed flat against the  
3 wall that faces such street and not located above the ground floor. Such sign shall not exceed  
4 an area of ~~two~~ one square feet for each foot of street frontage occupied by the building or part  
5 thereof that is devoted to the nonconforming use. The total area of all signs for such a use  
6 shall not exceed 100 square feet. Any such sign may be nonilluminated or indirectly  
7 illuminated. *In RM, RED and RC Districts, any such sign may be directly illuminated.*

8 **SEC. 607. COMMERCIAL AND INDUSTRIAL DISTRICTS.**

9 Signs in C, M, and PDR Districts, other than those signs exempted by Section 603 of  
10 this Code, shall conform to the following provisions:

11 (a) **General Advertising Signs.** No general advertising sign shall be permitted *in any*  
12 *C-1 District or* within 200 feet of the park known as Union Square and visible from said park.  
13 *No general advertising sign shall be permitted to cover part or all of any windows. except that a*  
14 *replacement sign of the same size or smaller, of the same type as defined in this Code or as interpreted*  
15 *by the Zoning Administrator, and at the same approximate location as an existing sign would be*  
16 *allowed within 200 feet of said park provided that the sign is otherwise permitted by the Planning*  
17 *Code, would cast no additional shadow upon Union Square, has no intensification of lighting as*  
18 *determined by the Zoning Administrator, and is not internally lighted or backlighted. Use of neon is not*  
19 *precluded by this provision. Temporary general advertising signs determined by the Zoning*  
20 *Administrator to be at pedestrian level and less than 50 square feet in size are not precluded by this*  
21 *provision.*

22 (b) **Roof Signs.** Roof signs are not permitted in C Districts, and shall be permitted in all  
23 C, M and PDR Districts *other than C-1* only if Subsections (1) through (3) below are satisfied;  
24 except that a roof sign that is designated historic pursuant to Sections 303 and 608.14 of this  
25 Code may be permitted without regard to Subsections (1) through (3) below:

1 (1) The sign does not extend more than 25 feet above the roofline of the building on or  
2 over which the sign is placed; and

3 (2) All parts of the sign are within 25 feet of, and the sign is mounted at not more than  
4 a 45-degree angle from, a wall of a building the roofline of which is at least as high as the top  
5 of the sign; and

6 (3) Such wall forms a complete backdrop for the sign, as the sign is viewed from all  
7 points from which the sign is legible from a public street or alley.

8 (c) **Wind Signs.** No wind sign shall be permitted in any C, ~~or~~ M or PDR District.

9 (d) **Moving Parts.** No sign shall have or consist of any moving, rotating, or otherwise  
10 physically animated part (as distinguished from lights that give the appearance of animation  
11 by flashing, blinking or fluctuating), except as follows:

12 (1) Moving or rotating or otherwise physically animated parts may be used for the  
13 rotation of barber poles and the indication of time of day and temperature.

14 (2) In the case of a general advertising sign in C-2, C-3, C-M, M-1, M-2, and PDR  
15 Districts, except for signs located within 200 feet of the park known as Union Square and  
16 visible from said park and signs located so as to be primarily viewed by persons traveling on  
17 any portion of a freeway, moving or otherwise physically animated parts may be used if such  
18 parts do not exceed a velocity of one complete cycle in a four-second period where such parts  
19 constitute less than 30 percent of the area of the sign or if, where such parts constitute a  
20 greater area of the sign, they do not exceed a velocity of one complete cycle in a four-second  
21 period and are stationary at least half of each eight-second period; except that signs  
22 designated historic pursuant to Sections 303 and 608.14 of this Code may have such moving  
23 features otherwise prohibited for signs located so as to be primarily viewed by persons  
24 traveling on any portion of a freeway.

1 (3) Notwithstanding the type of signs permissible under Subparagraph (d), a video sign  
2 is prohibited.

3 (4) Notwithstanding the type of signs permissible under Subparagraph (d)(2), a sign  
4 that rotates is prohibited.

5 (e) **Illumination.** Any sign may be nonilluminated or indirectly or directly illuminated.  
6 Signs in PDR, C-3, C-M, M-1 and M-2 Districts shall not be limited in any manner as to type of  
7 illumination, but no sign in a ~~C-1 or~~ C-2 District shall have or consist of any flashing, blinking,  
8 fluctuating or otherwise animated light except ~~in each of the following special sign districts, all~~ as  
9 specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the  
10 Zoning Map of the City and County of San Francisco, described in Section 608 of this Code, ~~;~~

11 ~~(1) In the C-2 area consisting of five blocks in the vicinity of Fisherman's Wharf;~~

12 ~~(2) In the C-2 area in the vicinity of Van Ness Avenue from Golden Gate Avenue and Eddy  
13 Street to Sacramento Street, and Polk Street from Eddy Street to Geary Street, also known as the  
14 Automotive Special Use District;~~

15 ~~(3) In the C-2 area in the vicinity of Stockton, Washington and Kearny Streets and Broadway,  
16 also known as Washington-Broadway Special Use District Number 1.~~

17 (4) Notwithstanding the type of signs permissible under subparagraph (e), a video sign  
18 is prohibited in the districts ~~described in subparagraphs (1)–(3).~~

19 (f) **Projection.** No sign shall project more than 75 percent of the horizontal distance  
20 from the street property line to the curblineline and in no case shall a sign project more than 10  
21 feet beyond the street property line or building setback line ~~in C-1 Districts, or 12 feet beyond the  
22 street property line or building setback line in any other C, M, and PDR District.~~

23 (g) **Height and Extension Above Roofline.**

24 (1) **Signs Attached to Buildings.** Except as provided in Section 260 for ~~historic~~  
25 vintage signs in historic districts, no sign attached to a building shall extend or be located

1 above the roofline of the building to which it is attached; ~~except that up to 1/2 the area of a business~~  
2 ~~sign attached to the street wall of a building may extend above the roofline, up to the maximum height~~  
3 ~~permitted for freestanding signs in the same district or 10 feet above the roofline, whichever is the~~  
4 ~~lesser.~~ In addition, no sign attached to a building shall under any circumstances exceed the  
5 following maximum heights:

6 ~~In C-1: 40 feet;~~

7 In C-3: 60 ~~100~~ feet;

8 In all other C, PDR, and M Districts: 40 feet.

9 ~~The 100-foot height limitation stated herein shall not apply to the modification or replacement~~  
10 ~~of any currently existing wall signs so long as such modified or replacement sign is generally in the~~  
11 ~~same location and not larger in surface area and projection than existing signs being modified or~~  
12 ~~replaced.~~ Such signs may contain letters, numbers, a logo, service mark and/or trademark and  
13 may be nonilluminated or indirectly illuminated.

14 (2) **Freestanding Signs.** The maximum height for freestanding signs shall be as  
15 follows:

16 ~~In C-1: 24 feet;~~

17 In C-2: 36 feet;

18 In all other C and M Districts: 40 feet.

19 (h) **Special Standards for Automobile Service Stations.** For automobile service  
20 stations, only the following signs are permitted, subject to the standards in this Subsection (h)  
21 and to all other standards in this Section 607.

22 (1) A maximum of two oil company signs, which shall not extend ~~more than 10 feet~~  
23 above the roofline if attached to a building, or exceed the maximum height permitted for  
24 freestanding signs in the same district if freestanding. The area of any such sign shall not  
25 exceed 180 square feet, and along each street frontage all parts of such a sign or signs that

1 are within 10 feet of the street property line shall not exceed 80 square feet in area. No such  
2 sign shall project more than five feet beyond any street property line or building setback line.  
3 The areas of other permanent and temporary signs as covered in Paragraph 607(h)(2) below  
4 shall not be included in the calculation of the areas specified in this paragraph.

5 (2) Other permanent and temporary business signs, not to exceed 30 square feet in  
6 area for each such sign or a total of 180 square feet for all such signs on the premises. No  
7 such sign shall extend above the roofline if attached to a building, or in any case project  
8 beyond any street property line or building setback line.

9 (3) General advertising signs meeting the provisions of this Section 607.

10 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL**  
11 **DISTRICTS.**

12 Signs located in Neighborhood Commercial Districts shall be regulated as provided  
13 herein, except for those signs which are exempted by Section 603 of this Code or as more  
14 specifically regulated in a Special Sign District under Sections 608 et seq. In the event of  
15 conflict between the provisions of Section 607.1 and other provisions of Article 6, the  
16 provisions of Section 607.1 shall prevail in Neighborhood Commercial and Residential-  
17 Commercial Districts, ~~provided, however, that with respect to properties also located in the Upper~~  
18 ~~Market Special Sign District, the provisions of Section 608.16 of this Code shall prevail.~~

19 In each such Special Sign District, signs, other than those signs exempted by Section  
20 603 of this Code, shall be subject to the special controls in Sections 608.1 through 608.16,  
21 respectively, in addition to all other or, if so expressly specified in those Sections in lieu of  
22 other applicable sign provisions of this Code. In the event of inconsistency with any other  
23 provision of Article 6, the most restrictive provision shall prevail unless this Code provides  
24 otherwise.

1 (a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and  
2 601 of this Code, the following purposes apply to Neighborhood Commercial and Residential-  
3 Commercial Districts. These purposes constitute findings that form a basis for regulations and  
4 provide guidance for their application.

5 (1) As Neighborhood Commercial and Residential-Commercial Districts change, they  
6 need to maintain their attractiveness to residents, customers and potential new businesses  
7 alike. Physical amenities and a pleasant appearance will profit both existing and new  
8 enterprises.

9 (2) The character of signs and other features projecting from buildings is an important  
10 part of the visual appeal of a street and the general quality and economic stability of the area.  
11 Opportunities exist to relate these signs and projections more effectively to street design and  
12 building design. These regulations establish a framework that will contribute toward a  
13 coherent appearance of Neighborhood Commercial and Residential-Commercial Districts.

14 (3) Neighborhood Commercial and Residential-Commercial Districts are typically mixed  
15 use areas with commercial units on the ground or lower stories and residential uses on upper  
16 stories. Although signs ~~and other advertising devices~~ are essential to a vital commercial district,  
17 they should not be allowed to interfere with or diminish the livability of residential units within a  
18 Neighborhood Commercial District or in adjacent residential districts.

19 (4) The scale of most Neighborhood Commercial and Residential-Commercial Districts as  
20 characterized by building height, bulk, and appearance, and the width of streets and  
21 sidewalks differs from that of other commercial and industrial districts. Sign sizes should relate  
22 and be compatible with the surrounding district scale.

23 (b) **Signs or Sign Features Not Permitted in NC and RC Districts.** Roof signs as  
24 defined in Section 602.16 of this Code, wind signs as defined in Section 602.22 of this Code,  
25 and signs on canopies, as defined in Section 136.1(b) of this Code, are not permitted in NC

1 and RC Districts. No sign shall have or consist of any moving, rotating, or otherwise physically  
2 animated part, or lights that give the appearance of animation by flashing, blinking, or  
3 fluctuating, except as permitted by Section 607.1(i) of this Code. In addition, all signs or sign  
4 features not otherwise specifically regulated in this Section 607.1 shall be prohibited.

5 (c) **Identifying Signs.** Identifying signs, as defined in Section 602.10, shall be  
6 permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the  
7 limits set forth below.

8 (1) One sign per lot shall be permitted and such sign shall not exceed 20 square feet  
9 in area. The sign may be a freestanding sign, if the building is recessed from the street  
10 property line, or may be a wall sign or a projecting sign. The existence of a freestanding  
11 identifying sign shall preclude the erection of a freestanding business sign on the same lot. A  
12 wall or projecting sign shall be mounted on the first-story level; a freestanding sign shall not  
13 exceed 15 feet in height. Such sign may be nonilluminated, indirectly illuminated, or directly  
14 illuminated.

15 (2) One sign identifying a shopping center or shopping mall shall be permitted subject  
16 to the conditions in Paragraph (1), but shall not exceed 30 square feet in area. Any sign  
17 identifying a permitted use listed in zoning categories .40 through .70 in Section 703.2(a) in an  
18 NC District shall be considered a business sign and subject to Section 607.1(f) of this Code.  
19 Such signs may be nonilluminated, indirectly illuminated, or directly illuminated during the  
20 hours of operation of the businesses in the shopping center or shopping mall.

21 (d) **Nameplates.** One nameplate, as defined in Section 602.12 of this Code, not  
22 exceeding an area of two square feet, shall be permitted for each noncommercial use in NC  
23 Districts.

24 (e) **General Advertising Signs.** General advertising signs, as defined in Section  
25 602.7, ~~shall~~ are not be permitted in Neighborhood Commercial and Residential-Commercial

1 Districts, ~~except in the Inner Sunset Neighborhood Commercial District where they are not permitted,~~  
2 ~~as provided for below. In NC Districts where such signs are permitted, general advertising signs may~~  
3 ~~be either a wall sign or freestanding, provided that the surface of any freestanding sign shall be~~  
4 ~~parallel to and within three feet of an adjacent building wall. In either case, the building wall shall~~  
5 ~~form a complete backdrop for the sign, as the sign is viewed from all points from a street or alley from~~  
6 ~~which it is legible. No general advertising sign shall be permitted to cover part or all of any windows.~~  
7 ~~Any extension of the copy beyond the rectangular perimeter of the sign shall be included in the~~  
8 ~~calculation of the sign, as defined in Section 602.1(a) of this Code.~~

9 ~~(1) NC-2, NCT-2, and NC-S Districts. No more than one general advertising sign shall be~~  
10 ~~permitted per lot or in NC-S Districts, per district. Such sign shall not exceed 72 square feet in area nor~~  
11 ~~exceed 12 feet in height. Such sign may be either nonilluminated or indirectly illuminated.~~

12 ~~(2) NC-3, NCT-3, and Broadway Districts. No more than one general advertising sign not~~  
13 ~~exceeding 300 square feet or two general advertising signs of 72 square feet each shall be permitted~~  
14 ~~per lot. The height of any such sign shall not exceed 24 feet, or the height of the wall to which it is~~  
15 ~~attached, or the height of the lowest of any residential windowsills on the wall to which it is attached,~~  
16 ~~whichever is lower, if a wall sign, or the adjacent wall or the top of the adjacent wall if a freestanding~~  
17 ~~sign, whichever is lower.~~

18 ~~(A) NC-3 and NCT-3 Districts. Signs may be either nonilluminated or indirectly illuminated.~~

19 (f) **Business Signs.** Business signs, as defined in Section 602.3 shall be permitted in  
20 all Neighborhood Commercial and Residential Commercial Districts subject to the limits set forth  
21 below.

22 (1) **NC-1 and NCT-1 Districts.**

23 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),  
24 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs  
25 may be nonilluminated, indirectly illuminated, or directly illuminated.

1 (B) **Wall Signs.** The area of all wall signs shall not exceed one square foot per square  
2 foot of street frontage occupied by the business measured along the wall to which the signs  
3 are attached, or 50 square feet for each street frontage, whichever is less. The height of any  
4 wall sign shall not exceed 15 feet or the height of the wall to which it is attached. Such signs  
5 may be nonilluminated or indirectly illuminated; or during business hours, may be directly  
6 illuminated.

7 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
8 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square  
9 feet. The height of such sign shall not exceed 15 feet or the height of the wall to which it is  
10 attached. No part of the sign shall project more than 75 percent of the horizontal distance from  
11 the street property line to the curblineline, or six feet six inches, whichever is less. The sign may  
12 be nonilluminated or indirectly illuminated, or during business hours, may be directly  
13 illuminated.

14 (D) **Signs on Awnings.** Sign copy may be located on permitted awnings in lieu of wall  
15 signs and projecting signs. The area of such sign copy as defined in Section 602.1(c) shall not  
16 exceed 20 square feet. Such sign copy may be nonilluminated or indirectly illuminated.

17 (2) **NC-2, NCT-2, NC-S, RC, Broadway, Castro Street, Inner Clement Street, Outer  
18 Clement Street, Upper Fillmore Street, Glen Park, Inner Sunset, Haight Street, Hayes-  
19 Gough, Upper Market Street, North Beach, Ocean Avenue, Pacific Avenue, Polk Street,  
20 Sacramento Street, SoMa, Union Street, Valencia Street, 24th Street-Mission, 24th  
21 Street—Noe Valley, and West Portal Avenue Neighborhood Commercial Districts.**

22 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),  
23 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs  
24 may be nonilluminated, indirectly illuminated, or directly illuminated.

1 (B) **Wall Signs.** The area of all wall signs shall not exceed two square feet per foot of  
2 street frontage occupied by the use measured along the wall to which the signs are attached,  
3 or 100 square feet for each street frontage, whichever is less. The height of any wall sign shall  
4 not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest  
5 of any residential windowsill on the wall to which the sign is attached, whichever is lower.  
6 Such signs may be nonilluminated, indirectly, or directly illuminated.

7 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
8 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square  
9 feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is  
10 attached, or the height of the lowest of any residential windowsill on the wall to which the sign  
11 is attached, whichever is lower. No part of the sign shall project more than 75 percent of the  
12 horizontal distance from the street property line to the curblineline, or six feet six inches,  
13 whichever is less. Such signs may be nonilluminated or indirectly illuminated; or during  
14 business hours, may be directly illuminated.

15 (D) **Signs on Awnings and Marquees.** Sign copy may be located on permitted  
16 awnings or marquees in lieu of projecting signs. The area of such sign copy as defined in  
17 Section 602.1(c) shall not exceed 30 square feet. Such sign copy may be nonilluminated or  
18 indirectly illuminated; except that sign copy on marquees for movie theaters or places of  
19 entertainment may be directly illuminated during business hours.

20 (E) **Freestanding Signs and Sign Towers.** With the exception of automotive gas and  
21 service stations, which are regulated under Paragraph 607.1(f)(4), one freestanding sign or  
22 sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings are  
23 recessed from the street property line. The existence of a freestanding business sign shall  
24 preclude the erection of a freestanding identifying sign on the same lot. The area of such  
25 freestanding sign or sign tower, as defined in Section 602.1(a), shall not exceed 20 square

1 feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than  
2 75 percent of the horizontal distance from the street property line to the curblineline, or six feet,  
3 whichever is less. Such signs may be nonilluminated or indirectly illuminated; or during  
4 business hours, may be directly illuminated.

5 (3) **Mission Street NCT, NC-3, and NCT-3 Neighborhood Commercial Districts.**

6 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),  
7 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs  
8 may be nonilluminated, indirectly illuminated, or directly illuminated.

9 (B) **Wall Signs.** The area of all wall signs shall not exceed three square feet per foot of  
10 street frontage occupied by the use measured along the wall to which the signs are attached,  
11 or 150 square feet for each street frontage, whichever is less. The height of any wall sign shall  
12 not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest  
13 of any residential windowsill on the wall to which the sign is attached, whichever is lower.  
14 Such signs may be nonilluminated, indirectly, or directly illuminated.

15 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
16 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 32 square  
17 feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is  
18 attached, or the height of the lowest of any residential windowsill on the wall to which the sign  
19 is attached, whichever is lower. No part of the sign shall project more than 75 percent of the  
20 horizontal distance from the street property line to the curblineline, or six feet six inches,  
21 whichever is less. Such signs may be nonilluminated, indirectly, or directly illuminated.

22 (D) **Sign Copy on Awnings and Marquees.** Sign copy may be located on permitted  
23 awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in  
24 Section 602.1(c), shall not exceed 40 square feet. Such sign copy may be nonilluminated or  
25

1 indirectly illuminated; except that sign copy on marquees for movie theaters or places of  
2 entertainment may be directly illuminated during business hours.

3 (E) **Freestanding Signs and Sign Towers.** With the exception of automotive gas and  
4 service stations, which are regulated under Paragraph 607.1(f)(4) of this Code, one  
5 freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign if the  
6 building or buildings are recessed from the street property line. The existence of a  
7 freestanding business sign shall preclude the erection of a freestanding identifying sign on the  
8 same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a),  
9 shall not exceed 30 square feet nor shall the height of the sign exceed 24 feet. No part of the  
10 sign shall project more than 75 percent of the horizontal distance from the street property line  
11 to the curblineline, or six feet, whichever is less. Such signs may be nonilluminated or indirectly  
12 illuminated, or during business hours, may be directly illuminated.

13 (4) **Special Standards for Automotive Gas and Service Stations.** For automotive  
14 gas and service stations in Neighborhood Commercial Districts, only the following signs are  
15 permitted, subject to the standards in this Paragraph (f)(4) and to all other standards in this  
16 Section 607.1.

17 (A) A maximum of two oil company signs, which shall not extend *more than 10 feet*  
18 above the roofline if attached to a building, or exceed the maximum height permitted for  
19 freestanding signs in the same district if freestanding. The area of any such sign shall not  
20 exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that  
21 are within 10 feet of the street property line shall not exceed 80 square feet in area. No such  
22 sign shall project more than five feet beyond any street property line. The areas of other  
23 permanent and temporary signs as covered in Subparagraph (B) below shall not be included  
24 in the calculation of the areas specified in this Subparagraph.

1 (B) Other permanent and temporary business signs, not to exceed 30 square feet in  
2 area for each such sign or a total of 180 square feet for all such signs on the premises. No  
3 such sign shall extend above the roofline if attached to a building, or in any case project  
4 beyond any street property line or building setback line.

5 (g) **Temporary Signs.** One temporary nonilluminated or indirectly illuminated sale or  
6 lease sign or nonilluminated sign of persons and firms connected with work on buildings under  
7 actual construction or alteration, giving their names and information pertinent to the project  
8 per lot, shall be permitted. Such sign shall not exceed 50 square feet and shall conform to all  
9 regulations of Subsection 607.1(f) for business signs in the respective NC or RC District in  
10 which the sign is to be located. All temporary signs shall be promptly removed upon  
11 completion of the activity to which they pertain.

12 (h) **Special Sign Districts.** Additional controls apply to certain Neighborhood  
13 Commercial and Residential-Commercial Districts that are designated as Special Sign Districts.  
14 Special Sign Districts are described within Sections 608.1 through 608.11 of this Code and  
15 with the exception of Sections 608.1, 608.2 and 608.11, their designations, locations and  
16 boundaries are provided on Sectional Map SSD of the Zoning Map of the City and County of  
17 San Francisco.

18 (i) **Restrictions on Illumination.** Signs in Neighborhood Commercial and Residential-  
19 Commercial Districts shall not have nor consist of any flashing, blinking, fluctuating or  
20 otherwise animated light except those moving or rotating or otherwise physically animated  
21 parts used for rotation of barber poles and the indication of time of day and temperature, and  
22 in the following special districts, all specifically designated as "Special Districts for Sign  
23 Illumination" on Sectional Map SSD of the Zoning Map of the City and County of San  
24 Francisco.

1 (1) **Broadway Neighborhood Commercial District.** Along the main commercial  
2 frontage of Broadway between west of Columbus Avenue and Osgood Place.

3 (2) **NC-3.** NC-3 District along Lombard Street from Van Ness Avenue to Broderick  
4 Street.

5 (3) Notwithstanding the type of signs permissible under subparagraph (i), a video sign  
6 is prohibited in the districts described in subparagraphs (1) and (2).

7 (j) **Other Sign Requirements.** Within Neighborhood Commercial and Residential-  
8 Commercial Districts, the following additional requirements shall apply:

9 ~~(1) **Public Areas.** No sign shall be placed upon any public street, alley, sidewalk, public plaza~~  
10 ~~or right of way, or in any portion of a transit system, except such projecting signs as are otherwise~~  
11 ~~permitted by this Code and signs, structures, and features as are specifically approved by the~~  
12 ~~appropriate public authorities under applicable laws and regulations not inconsistent with this Code~~  
13 ~~and under such conditions as may be imposed by such authorities.~~

14 ~~(2) **Maintenance.** Every sign pertaining to an active establishment shall be adequately~~  
15 ~~maintained in its appearance. When the activity for which the business sign has been posted has ceased~~  
16 ~~operation for more than 90 days within the Chinatown Mixed Use Districts, all signs pertaining to that~~  
17 ~~business activity shall be removed after that time.~~

18 ~~(3) (1) **Temporary Signs.** The provisions of Section 607.1(g) of this Code shall apply.~~

19 ~~(4) (2) **Special Standards for Automotive Gas and Service Stations.** The~~  
20 provisions of Section 607.1(f)(4) of this Code shall apply.

## 21 **SEC. 607.2. MIXED USE DISTRICTS.**

22 Signs located in Mixed Use Districts shall be regulated as provided herein, except for  
23 signs in Residential Enclave Districts, which are regulated by Section 606, and those signs which are  
24 exempted by Section 603. Signs not specifically regulated in this Section 607.2 shall be  
25

1 prohibited. In the event of conflict between the provisions of Section 607.2 and other  
2 provisions of Article 6, the provisions of Section 607.2 shall prevail in Mixed Use Districts.

3 (a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and  
4 601 of this Code, the following purposes apply to Mixed Use Districts. These purposes  
5 constitute findings that form a basis for regulations and provide guidance for their application.

6 (1) As Mixed Use Districts change, they need to maintain their attractiveness to  
7 customers and potential new businesses alike. Physical amenities and a pleasant appearance  
8 will profit both existing and new enterprises.

9 (2) The character of signs and other features projecting from buildings is an important  
10 part of the visual appeal of a street and the general quality and economic stability of the area.  
11 Opportunities exist to relate these signs and projections more effectively to street design and  
12 building design. These regulations establish a framework that will contribute toward a  
13 coherent appearance of Mixed Use Districts.

14 (3) Mixed Use Districts are typically mixed use areas with commercial units on the  
15 ground or lower stories and residential uses on upper stories or have housing and commercial  
16 and industrial activities interspersed. Although signs and other advertising devices are  
17 essential to a vital commercial district, they should not be allowed to interfere with or diminish  
18 the livability of residential units within a Mixed Use District or in adjacent residential districts.

19 (4) The scale of most Mixed Use Districts as characterized by building height, bulk,  
20 and appearance, and the width of streets and sidewalks differs from that of other commercial  
21 and industrial districts. Sign sizes should relate and be compatible with the surrounding district  
22 scale.

23 (b) **Signs or Sign Features Not Permitted in Mixed Use Districts.** General  
24 advertising signs are not permitted in the Eastern Neighborhoods and South of Market Mixed  
25 Use districts, except in the South of Market General Advertising Special Sign District. Roof

1 signs as defined in Section 602.16 of this Code, wind signs as defined in Section 602.21 of  
2 this Code, and signs on canopies, as defined in Section 136.1(b) of this Code, are not  
3 permitted in Mixed Use Districts. No sign shall have or consist of any moving, rotating, or  
4 otherwise physically animated part, or lights that give the appearance of animation by  
5 flashing, blinking, or fluctuating. In addition, all signs or sign features not otherwise  
6 specifically regulated in this Section 607.2 shall be prohibited.

7 (c) **Identifying Signs.** Identifying signs, as defined in Section 602.10, shall be  
8 permitted in all Mixed Use Districts subject to the limits set forth below.

9 (1) One sign per lot shall be permitted and such sign shall not exceed 20 square feet  
10 in area. The sign may be a freestanding sign, if the building is recessed from the street  
11 property line, or may be a wall sign or a projecting sign. The existence of a freestanding  
12 identifying sign shall preclude the erection of a freestanding business sign on the same lot. A  
13 wall or projecting sign shall be mounted on the first-story level; a freestanding sign shall not  
14 exceed 15 feet in height. Such sign may be nonilluminated, indirectly illuminated, or directly  
15 illuminated.

16 (2) One sign identifying a shopping center or shopping mall shall be permitted subject  
17 to the conditions in Paragraph (1), but shall not exceed 30 square feet in area. Such signs  
18 may be nonilluminated, indirectly illuminated, or directly illuminated during the hours of  
19 operation of the businesses in the shopping center or shopping mall.

20 (d) **Nameplate.** One nameplate, as defined in Section 602.12 of this Code, not  
21 exceeding an area of two square feet, shall be permitted for each noncommercial use in

22 (e) **General Advertising Signs.** General advertising signs, as defined in Section  
23 602.7, shall be permitted in Mixed Use Districts as provided for below. General advertising  
24 signs are not allowed in the South of Market Mixed Use Districts, except in the Eastern  
25 Neighborhoods and South of Market General Advertising Special Sign District or where a

1 permit was approved by the City prior to January 1, 2001. In Mixed Use Districts where such  
2 signs are permitted, general advertising signs may be either a wall sign or freestanding,  
3 provided that the surface of any freestanding sign shall be parallel to and within three feet of  
4 an adjacent building wall. In either case, the building wall shall form a complete backdrop for  
5 the sign, as the sign is viewed from all points from a street or alley from which it is legible. No  
6 general advertising sign shall be permitted to cover part or all of any windows. Any extension  
7 of the copy beyond the rectangular perimeter of the sign shall be included in the calculation of  
8 the sign area, as defined in Section 602.1(a) of this Code.

9 (1) **Chinatown Residential Neighborhood Commercial District.** No more than one  
10 general advertising sign shall be permitted per lot. Such sign shall not exceed 72 square feet  
11 in area nor exceed 12 feet in height. Such sign may be either nonilluminated or indirectly  
12 illuminated.

13 (2) **Chinatown Visitor Retail and Chinatown Community Business Districts.** No  
14 more than one general advertising sign not exceeding 300 square feet in area or two general  
15 advertising signs of 72 square feet each shall be permitted per lot. The height of any such wall  
16 sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of  
17 the lowest of any residential windowsills on the wall to which it is attached, whichever is lower.  
18 If the advertising sign is a freestanding sign, the height shall not exceed 24 feet or the height  
19 of the adjacent wall, whichever is lower.

20 ~~(A)~~ Signs may be either nonilluminated or indirectly or directly illuminated.

21 (3) **South of Market General Advertising Special Sign District.** Within the area  
22 designated as a South of Market General Advertising Special Sign District, as described in  
23 Section 821 of this Code and shown on Sectional Map SSD of the Zoning Map, the following  
24 provisions shall apply to general advertising signs: (1) No more than two general advertising  
25 signs not to exceed 300 square feet in area or one general advertising sign not to exceed 672

1 square feet in area shall be permitted per lot; (2) No more than one double-sided or multiple-  
2 sided sign shall be permitted per lot; and (3) Roof signs shall be permitted and shall not  
3 exceed the standards established by Section 607(b) of this Code for roof signs lying within M  
4 Districts.

5 (f) **Business Signs.** Business signs, as defined in Section 602.3 shall be permitted in  
6 all Mixed Use Districts subject to the limits set forth below.

7 (1) **Chinatown Residential Neighborhood Commercial District.**

8 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),  
9 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs  
10 may be nonilluminated, indirectly illuminated, or directly illuminated.

11 (B) **Wall Signs.** The area of all wall signs shall not exceed one square foot per foot of  
12 street frontage occupied by the business measured along the wall to which the signs are  
13 attached, or 50 square feet for each street frontage, whichever is less; provided, however, that  
14 in no case shall the wall sign or combination of wall signs cover more than 75 percent of the  
15 surface of any wall, excluding openings. The height of any wall sign shall not exceed 15 feet  
16 or the height of the wall to which it is attached. Such signs may be nonilluminated or indirectly  
17 illuminated; or during business hours, may be directly illuminated.

18 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
19 business. The area of such sign or signs combined when there are multiple signs, as defined  
20 in Section 602.1(a), shall not exceed 24 square feet. The height of such sign shall not exceed  
21 15 feet or the height of the wall to which it is attached. No part of the sign shall project more  
22 than 75 percent of the horizontal distance from the street property line to the curblines, or six  
23 feet six inches, whichever is less. The sign may be nonilluminated or indirectly illuminated, or  
24 during business hours, may be directly illuminated.

1 (D) **Signs on Awnings.** Sign copy may be located on permitted awnings in lieu of  
2 wall signs and projecting signs. The area of such sign copy as defined in Section 602.1(c)  
3 shall not exceed 20 square feet. Such sign copy may be nonilluminated or indirectly  
4 illuminated.

5 (2) **Chinatown Visitor Retail District.**

6 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),  
7 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs  
8 may be nonilluminated, indirectly illuminated, or directly illuminated.

9 (B) **Wall Signs.** The area of all wall signs shall not exceed two square feet per foot of  
10 street frontage occupied by the use measured along the wall to which the signs are attached,  
11 or 100 square feet for each street frontage, whichever is less. The height of any wall sign  
12 shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the  
13 lowest of any residential windowsill on the wall to which the sign is attached, whichever is  
14 lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

15 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
16 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square  
17 feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is  
18 attached, or the height of the lowest of any residential windowsill on the wall to which the sign  
19 is attached, whichever is lower. No part of the sign shall project more than 75 percent of the  
20 horizontal distance from the street property line to the curblin, or six feet six inches,  
21 whichever is less. Such signs may be nonilluminated or indirectly illuminated; or during  
22 business hours, may be directly illuminated.

23 (D) **Signs on Awnings and Marquees.** Sign copy may be located on permitted  
24 awnings or marquees in lieu of projecting signs. The area of such sign copy as defined in  
25 Section 602.1(c) shall not exceed 30 square feet. Such sign copy may be nonilluminated or

1 indirectly illuminated, except that sign copy on marquees for movie theaters or places of  
2 entertainment may be directly illuminated during business hours.

3 (E) **Freestanding Signs and Sign Towers.** One freestanding sign or sign tower per  
4 lot shall be permitted in lieu of a projecting sign, if the building or buildings are recessed from  
5 the street property line. The existence of a freestanding business sign shall preclude the  
6 erection of a freestanding identifying sign on the same lot. The area of such freestanding sign  
7 or sign tower, as defined in Section 602.1(a), shall not exceed 20 square feet nor shall the  
8 height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the  
9 horizontal distance from the street property line to the curblineline, or six feet, whichever is less.  
10 Such signs may be nonilluminated or indirectly illuminated; or during business hours, may be  
11 directly illuminated.

12 (3) **Chinatown Community Business District, Eastern Neighborhoods, and**  
13 **South of Market Mixed Use Mixed Use Districts, and the Downtown Residential**  
14 **Districts.**

15 (A) **Window Signs.** The total area of all window signs, as defined in Section 602.1(b),  
16 shall not exceed 1/3 the area of the window on or in which the signs are located. Such signs  
17 may be nonilluminated, indirectly illuminated, or directly illuminated.

18 (B) **Wall Signs.**

19 (i) In districts other than the Urban Mixed Use District. The area of all wall signs  
20 shall not exceed three square feet per foot of street frontage occupied by the use measured  
21 along the wall to which the signs are attached, or 150 square feet for each street frontage,  
22 whichever is less; provided, however, that in no case shall the wall sign or combination of wall  
23 signs cover more than 75 percent of the surface of any wall, excluding openings. The height  
24 of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the  
25

1 height of the lowest of any residential windowsill on the wall to which the sign is attached,  
2 whichever is lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

3 (ii) In the Urban Mixed Use District. The area of all wall signs shall not exceed  
4 three square feet per foot of street frontage occupied by the use measured along the wall to  
5 which the signs are attached for up to 50 feet of street frontage, and an additional one square  
6 foot per foot of street frontage thereafter; provided, however, that in no case shall the wall sign  
7 or combination of wall signs cover more than 75 percent of the surface of any wall, excluding  
8 openings. The height of any wall sign shall not exceed 60 feet, or the height of the wall to  
9 which it is attached, or the height of the lowest of any residential windowsill on the wall to  
10 which the sign is attached, whichever is lower. Such signs may be nonilluminated, indirectly,  
11 or directly illuminated.

12 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
13 business. The area of such sign or signs combined when there are multiple signs, as defined  
14 in Section 602.1(a), shall not exceed 32 square feet. The height of the sign shall not exceed  
15 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any  
16 residential windowsill on the wall to which the sign is attached, whichever is lower. No part of  
17 the sign shall project more than 75 percent of the horizontal distance from the street property  
18 line to the curblineline, or six feet six inches, whichever is less. Such signs may be  
19 nonilluminated, indirectly, or directly illuminated.

20 (D) **Sign Copy on Awnings and Marquees.** Sign copy may be located on permitted  
21 awnings or marquees in lieu of projecting signs. The area of such sign copy, as defined in  
22 Section 602.1(c), shall not exceed 40 square feet. Such sign copy may be nonilluminated or  
23 indirectly illuminated; except that sign copy on marquees for movie theaters or places of

24 (E) **Freestanding Signs and Sign Towers.** One freestanding sign or sign tower per  
25 lot shall be permitted in lieu of a projecting sign if the building or buildings are recessed from

1 the street property line. The existence of a freestanding business sign shall preclude the  
2 erection of a freestanding identifying sign on the same lot. The area of such freestanding sign  
3 or sign tower, as defined in Section 602.1(a), shall not exceed 30 square feet nor shall the  
4 height of the sign exceed 24 feet. No part of the sign shall project more than 75 percent of the  
5 horizontal distance from the street property line to the curblineline, or six feet, whichever is less.  
6 Such signs may be nonilluminated or indirectly illuminated, or during business hours, may be

7 (g) **Special Sign Districts.** Additional controls apply within certain Mixed Use Districts  
8 that are designated as Special Sign Districts. The designations, locations, and boundaries of  
9 these Special Sign Districts are provided on Sectional Map SSD of the Zoning Map of the City  
10 and County of San Francisco, and are described within Sections 608.1 through 608.10 of this  
11 Code.

12 (h) ~~*Special Districts for Sign Illumination. Signs in Mixed Use Districts shall not have nor*~~  
13 ~~*consist of any flashing, blinking, fluctuating or otherwise animated light except in the following special*~~  
14 ~~*districts, all specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD*~~  
15 ~~*of the Zoning Map of the City and County of San Francisco, and described in Section 607(e) of this*~~  
16 ~~*Code.*~~

17 (1) ~~*Broadway District. Along the main commercial frontage of Broadway between Wayne and*~~  
18 ~~*Osgood.*~~

19 (i) **Other Sign Requirements.** Within Mixed Use Districts, the following additional  
20 requirements shall apply:

21 (1) ~~*Public Areas. No sign shall be placed upon any public street, alley, sidewalk, public plaza*~~  
22 ~~*or right of way, or in any portion of a transit system, except such projecting signs as are otherwise*~~  
23 ~~*permitted by this Code and signs, structures, and features as are specifically approved by the*~~  
24 ~~*appropriate public authorities under applicable laws and regulations not inconsistent with this Code*~~  
25

1 ~~and under such conditions as may be imposed by such authorities or posted pursuant to the Police~~  
2 ~~Code.~~

3 ~~(2) **Maintenance.** Every business sign pertaining to an active establishment shall be~~  
4 ~~adequately maintained in its appearance. When the activity for which the business sign has been posted~~  
5 ~~has ceased operation for more than 90 days within the Chinatown Mixed Use Districts, all signs~~  
6 ~~pertaining to that business activity shall be removed after that time.~~

7 ~~(3) (1) **Temporary Signs.** The provisions of Section 607.1(g) of this Code shall apply.~~

8 ~~(4) (2) **Special Standards for Automotive Gas and Service Stations.** The provisions~~  
9 ~~of Section 607.1(f)(4) of this Code shall apply.~~

10 **SEC. 608.6. NEAR CERTAIN SCENIC STREETS.**

11 No general advertising sign, and no other sign exceeding 200 square feet in area, shall  
12 be located within the areas along the scenic streets that are listed below and designated as  
13 special sign districts on Sectional Map SSD of the Zoning Map of the City and County of San  
14 Francisco, if any face of such sign is visible from any such street. These limitations shall apply  
15 to any portion of any property that is within 200 feet of any such street, unless a greater depth  
16 or area is indicated on said Sectional Map. Historic Vintage Signs may exceed the size limit in this  
17 section.

18 Telegraph Hill Boulevard for its entire length;

19 Twin Peaks Boulevard for its entire length;

20 The Embarcadero for its entire length;

21 Market Street extension east side from Mono Street to Portola Drive;

22 Portola Drive for its entire length;

23 Roosevelt Way for its entire length;

24 El Camino Del Mar for its entire length;

1 Point Lobos Avenue from El Camino Del Mar to its intersection with the Great Highway,  
2 including the Cliff House and Sutro Baths areas;  
3 Sunset Boulevard for its entire length;  
4 Great Highway and Esplanade from Point Lobos Avenue to Sloat Boulevard;  
5 Great Highway extension south from Sloat Boulevard to its junction with Skyline  
6 Boulevard near Harding Boulevard;  
7 Nineteenth Avenue from Lincoln Way to Junipero Serra Boulevard;  
8 Sloat Boulevard from the Great Highway to Junipero Serra Boulevard;  
9 Junipero Serra Boulevard from Sloat Boulevard to the County Line;  
10 Skyline Boulevard from Sloat Boulevard to the County Line;  
11 Lake Merced Boulevard for its entire length;  
12 John Muir Drive for its entire length;  
13 Zoo Road for its entire length;  
14 Harding Boulevard for its entire length;  
15 Alemany Boulevard from Mission Street viaduct to Junipero Serra Boulevard;  
16 Marina Boulevard for its entire length;  
17 Lyon Street from Marina Boulevard to Lombard Street;  
18 Baker Street from Marina Boulevard to Lombard Street;  
19 Broderick Street from Marina Boulevard to Lombard Street;  
20 Jefferson Street from Lyon Street to Broderick Street;  
21 Beach Street from Baker Street to Broderick Street;  
22 North Point Street from Baker Street to Broderick Street;  
23 Bay Street from Lyon Street to Broderick Street;  
24 Francisco Street from Lyon Street to Broderick Street;  
25 Chestnut Street from Lyon Street to Broderick Street;

1 Lombard Street from Broderick Street to Lyon Street;  
2 Richardson Avenue from Lyon Street to Lombard Street.

3 **SEC. 608.8. MARKET STREET SPECIAL SIGN DISTRICT ~~ON AND NEAR MARKET STREET~~  
4 ~~FROM THE EMBARCADERO TO THE CENTRAL SKYWAY OVERPASS.~~**

5 There shall be a special sign district known as the "Market Street Special Sign District"  
6 in the vicinity of Market Street, from The Embarcadero to Octavia Boulevard ~~the Central Skyway~~  
7 ~~overpass~~ as designated on Sectional Map ~~SSD~~ SS02 of the Zoning Map of the City and County  
8 of San Francisco. The original copy of said Sectional Map with this Special Sign District  
9 indicated thereon is on file with the Clerk of the Board of Supervisors under File No. 112-70.  
10 With respect to said Special Sign District, the following regulations shall apply:

11 (a) **Purpose and Findings.** In addition to the purposes stated in Sections 101 and 601  
12 of this Code, the following purposes apply to the Market Street Special Sign District. These  
13 purposes constitute findings that form a basis for these regulations and provide guidance for  
14 their application.

15 (1) In November 1962, the electorate of San Francisco voted approval of an  
16 investment in a City and regional rapid transit system that will run beneath Market Street. In  
17 June 1968, the electorate approved a bonded indebtedness of \$24,500,000, including  
18 payment for reconstruction and improvement of Market Street from The Embarcadero to the  
19 Central Skyway overpass. The street ~~is being~~ has been completely rebuilt at public expense,  
20 with special paving, furnishings, plazas and landscaping. ~~When rebuilt,~~ Market Street ~~will be~~ is  
21 the transit spine of the ~~d~~Downtown area, ~~will have~~ with heavy concentrations of pedestrians,  
22 and ~~will be~~ is more than ever a central domain of the people of the City and of the region. It is a  
23 purpose of the Market Street Special Sign District to further this public endeavor.

24 (2) ~~As Market Street is rebuilt, the area is attracting and will continue to attract investments,~~  
25 ~~d~~Development and design efforts along Market Street rely ~~in reliance~~ upon the promise of a

1 street of high quality. Both existing and new enterprises will be strengthened by the high  
2 standards of their environment and by the joint efforts of owners, residents, and business people  
3 businessmen.

4 (3) The character of signs along the street and of other features projecting from  
5 buildings is especially significant to street appearance and to the general quality and  
6 economic stability of the area. Opportunities exist to relate these signs and projections more  
7 effectively to the street design and to the design of buildings, and it is a purpose of these  
8 regulations to set a framework that will contribute toward those ends.

9 (4) The standards established by these regulations are reasonable standards related  
10 to the unique nature of the Market Street area and to its present and future needs. ~~Where~~  
11 ~~removal of existing signs and other features is required, the periods for removal are related to the~~  
12 ~~schedule for reconstruction of Market Street, including installation of the street trees with which~~  
13 ~~projecting signs and other features would conflict. The removal periods recognize the revocable nature~~  
14 ~~of past permits for erection of features projecting over public streets, and will help to promote equality~~  
15 ~~among establishments, adding greater significance to the improvement efforts.~~

16 (5) The standards established by these regulations are deemed to be minimum  
17 requirements, forming a basic framework for development and remodeling. They are not  
18 intended in any way to preclude further design refinement or review by individuals or duly  
19 constituted organizations which might consider more restrictive requirements as to any  
20 aspects limited herein, or as to additional aspects such as materials, color, graphics, types of  
21 representation, relationship of signs to one another and to architectural features, or the  
22 general quality of design. It is anticipated that private efforts along such lines will and should  
23 be made for the further improvement of Market Street.

24 (b) **General Advertising Signs.** Except as specified in Paragraph 608.8~~(f)~~(e)(2)  
25 below,

1 (1) No general advertising sign shall be permitted at any location within said Special  
2 Sign District; and

3 (2) No general advertising sign shall be located within 200 feet of said Special Sign  
4 District, if any portion of a face of such sign would be visible from any point on a street, alley  
5 or plaza within the Special Sign District.

6 ~~(e) Roof Signs. Notwithstanding the exceptions stated in Subsection 607(b) of this Code, no roof~~  
7 ~~sign shall be permitted within said Special Sign District.~~

8 ~~(c) (d)~~ **Projection of Signs and Other Features.** Within said Special Sign District:

9 (1) No projection shall exceed a horizontal distance of six feet beyond any street  
10 property line. This limitation shall apply to signs and to all other features including but not  
11 limited to marquees, awnings and canopies, with the sole exception of flagpoles for flags of  
12 any nation or political subdivision.

13 (2) Projecting signs for each establishment shall be limited to one sign on each street  
14 frontage occupied by the establishment, in addition to any signs that are placed flat upon or  
15 otherwise integrated in the design of marquees and awnings.

16 ~~(d) (e)~~ **Height and Extension Above Roofline.** Within said Special Sign District, all of  
17 the following limitations shall apply:

18 (1) ~~With the exception of Historic Vintage Signs Notwithstanding the exceptions stated in~~  
19 ~~Subsection 607(g) of this Code,~~ no sign attached to a building shall extend or be located above  
20 the roofline of the building to which it is attached.

21 (2) A projecting sign with lettering or other inscription arranged in a vertical manner  
22 shall have a maximum height of 60 feet; except that a greater height shall be permitted, up to  
23 a maximum height of 100 feet, provided the height of the sign shall remain at least 20 feet  
24 below the roofline of the building as measured directly above the sign.

1 (3) Except as provided in Paragraph 608.8~~(d)~~~~(e)~~(5) below, all other signs shall be  
2 located no higher than the windowsill level of the lowest story (if any) that has a window or  
3 windows on the building facade on which the signs are placed, exclusive of the ground story  
4 and mezzanine, provided that no such sign shall in any case exceed a height of 60 feet.

5 (4) In addition, except as provided in Paragraph 608.8~~(d)~~~~(e)~~(3) and (4) above,  
6 uniformity of height shall be maintained in both the upper and lower edges of signs placed flat  
7 upon or essentially parallel to each facade of a single building.

8 (5) As to the requirements of Paragraphs 608.8~~(e)~~~~(d)~~(3) and (4) above, deviation from  
9 the requirements may be permitted to the extent an alternative placement of signs is made  
10 necessary by the location of arches, entrances and other architectural features, as determined  
11 by the Zoning Administrator, or for the purpose of installing special lighting effects and  
12 temporary holiday decorations, or for the purpose of modifying or replacing currently existing  
13 noncomplying business wall signs as provided by Subsection 607(g).

14 ~~(e)~~ ~~(f)~~ **Other Requirements.** Within said Special Sign District, the following additional  
15 requirements shall apply:

16 (1) **Temporary Signs.** With the exception of holiday decorations, no sign composed  
17 of paper or other temporary material shall be placed on the outside of any building or structure  
18 or affixed to the glass on the outside or inside of any window, unless such sign is placed in a  
19 frame or on a structure specifically designed for this purpose.

20 (2) **Public Areas.** No sign or other structure or feature shall be placed upon any  
21 public street, alley or public plaza, or in any portion of a transit system, except such signs,  
22 structures and features as are specifically approved by the appropriate public authorities  
23 under applicable laws and regulations not inconsistent with this Code and under such  
24 conditions as may be imposed by such authorities.

(3) **Maintenance.** Every sign pertaining to an active establishment shall be adequately maintained in its appearance, or else removed or obscured. When the space occupied by any establishment has been vacated, all signs pertaining to such establishment shall be removed or obscured within 60 days following the date of vacation.

**SEC. 609.8. MISCELLANEOUS SERVICE STATION SIGNS IN R DISTRICTS.**

Any lawfully existing sign at an automobile service station in an R District (other than those signs covered by Paragraph 606~~(e)~~(d)(1)(A) of this Code) which does not conform to Paragraph 606~~(d)~~(e)(1)(B) of this Code shall be removed or altered to conform therewith within one year after the effective date of this Article 6 or such later date as the sign becomes nonconforming.

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

**ZONING CONTROL TABLE**

			NC-1
No.	Zoning Category	§ References	Controls
710.14	Awning	§ <del>136.1(a)</del> 790.20	P § <del>136.1(a)</del>
710.15	Canopy	§ <del>136.1(b)</del> 790.26	
710.16	Marquee	§ <del>136.1(c)</del> 790.58	
710.17	<i>Street Trees Streetscape and Pedestrian Improvements</i>	§ <del>138.1</del>	Required § <del>138.1</del>

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

**ZONING CONTROL TABLE**

			NC-2
No.	Zoning Category	§ References	Controls

1	711.14	Awning	§ <u>136.1(a)</u> 790.20	P § <del>136.1(a)</del>
2	711.15	Canopy	§ <u>136.1(b)</u> 790.26	P § <del>136.1(b)</del>
3	711.16	Marquee	§ <u>136.1(c)</u> 790.58	P § <del>136.1(e)</del>
4	711.17	<del>Street Trees Streetscape and</del> <del>Pedestrian Improvements</del>	<u>§ 138.1</u>	Required § <del>138.1</del>

7	8	711.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	<del>P § 607.1(e)</del>
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9                   **SEC. 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3**  
10   **ZONING CONTROL TABLE**

			<b>NC-3</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
12	712.14	Awning	§ <u>136.1(a)</u> 790.20
13	712.15	Canopy	§ <u>136.1(b)</u> 790.26
14	712.16	Marquee	§ <u>136.1(c)</u> 790.58
15	712.17	<del>Street Trees Streetscape and</del> <del>Pedestrian Improvements</del>	<u>§ 138.1</u>
16			P § <del>136.1(a)</del>
17			P § <del>136.1(b)</del>
18			P § <del>136.1(e)</del>
19			Required § <del>138.1</del>

20	21	712.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	<del>P# § 607.1(e)</del>
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22   **SPECIFIC PROVISIONS FOR NC-3 DISTRICTS**

<b>Article 7 Code</b>	<b>Other Code</b>	
<b>Section</b>	<b>Section</b>	<b>Zoning Controls</b>
§ 712.30	§ 608.10	<del>UPPER MARKET STREET SPECIAL SIGN DISTRICT</del>

1	§ 712.31		<b>Boundaries:</b> <i>Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Map SSD</i>
2	§ 712.32		
3			
4			

**SEC. 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S**

**ZONING CONTROL TABLE**

			<b>NC-S</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
713.14	Awning	§ <u>136.1(a)</u> 790.20	P § 136.1(a)
713.15	Canopy	§ <u>136.1(b)</u> 790.26	P § 136.1(b)
713.16	Marquee	§ <u>136.1(c)</u> 790.58	P § 136.1(c)
713.17	<i>Street Trees Streetscape and Pedestrian Improvements</i>	§ <u>138.1</u>	Required § 143

713.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	<del>P# § 607.1(e)1</del>
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**SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

			<b>Broadway</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
714.14	Awning	§ <u>136.1(a)</u> 790.20	P § 136.1(a)
714.15	Canopy	§ <u>136.1(b)</u> 790.26	P § 136.1(b)
714.16	Marquee	§ <u>136.1(c)</u> 790.58	P § 136.1(c)

714.17	<i>Street Trees Streetscape and Pedestrian Improvements</i>	<u>§ 138.1</u>	Required <del>§ 138.1</del>
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**SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			Castro Street
No.	Zoning Category	§ References	Controls
715.14	Awning	§ <del>136.1(a)</del> 790.20	P <del>§ 136.1(a)</del>
715.15	Canopy	§ <del>136.1(b)</del> 790.26	P <del>§ 136.1(b)</del>
715.16	Marquee	§ <del>136.1(c)</del> 790.58	P <del>§ 136.1(e)</del>
715.17	<i>Street Trees Streetscape and Pedestrian Improvements</i>	<u>§ 138.1</u>	Required <del>§ 138.1</del>

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

Article 7 Code Section	Other Code Section	Zoning Controls
§ 715.31 § 715.32	§ 608.10	<del>UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Castro Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs</del>

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

	Inner Clement Street
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No.	Zoning Category	§ References	Controls
716.14	Awning	§ <u>136.1(a)</u> 790.20	P § 136.1(a)
716.15	Canopy	§ <u>136.1(b)</u> 790.26	P § 136.1(b)
716.16	Marquee	§ <u>136.1(c)</u> 790.58	P § 136.1(e)
716.17	<u>Street Trees Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	Required § 138.1

**SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

			Outer Clement Street
No.	Zoning Category	§ References	Controls
717.14	Awning	§ <u>136.1(a)</u> 790.20	P § 136.1(a)
717.15	Canopy	§ <u>136.1(b)</u> 790.26	P § 136.1(b)
717.16	Marquee	§ <u>136.1(c)</u> 790.58	P § 136.1(e)
717.17	<u>Street Trees Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	Required § 138.1

**SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

			Upper Fillmore Street
No.	Zoning Category	§ References	Controls
718.14	Awning	§ <u>136.1(a)</u> 790.20	P § 136.1(a)
718.15	Canopy	§ <u>136.1(b)</u> 790.26	P § 136.1(b)
718.16	Marquee	§ <u>136.1(c)</u> 790.58	P § 136.1(e)

1	718.17	<i>Street Trees Streetscape and</i>	<u>§ 138.1</u>	Required <del>§ 138.1</del>
2		<i>Pedestrian Improvements</i>		

3                   **SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
4   **ZONING CONTROL TABLE**

			Haight Street
No.	Zoning Category	§ References	Controls
719.14	Awning	§ <u>136.1(a)</u> 790.20	P <del>§ 136.1(a)</del>
719.15	Canopy	§ <u>136.1(b)</u> 790.26	P <del>§ 136.1(b)</del>
719.16	Marquee	§ <u>136.1(c)</u> 790.58	P <del>§ 136.1(e)</del>
719.17	<i>Street Trees Streetscape and</i>	<u>§ 138.1</u>	Required <del>§ 138.1</del>
	<i>Pedestrian Improvements</i>		

13                   **SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**  
14   **ZONING CONTROL TABLE**

			Hayes-Gough
No.	Zoning Category	§ References	Controls
720.14	Awning	§ <u>136.1(a)</u> 790.20	P <del>§ 136.1(a)</del>
720.15	Canopy	§ <u>136.1(b)</u> 790.26	P <del>§ 136.1(b)</del>
720.16	Marquee	§ <u>136.1(c)</u> 790.58	P <del>§ 136.1(e)</del>
720.17	<i>Street Trees Streetscape and</i>	<u>§ 138.1</u>	Required <del>§ 138.1</del>
	<i>Pedestrian Improvements</i>		

23                   **SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
24   **ZONING CONTROL TABLE**

			<b>Upper Market Street</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
721.14	Awning	§ <del>136.1(a)</del> 790.20	P § <del>136.1(a)</del>
721.15	Canopy	§ <del>136.1(b)</del> 790.26	P § <del>136.1(b)</del>
721.16	Marquee	§ <del>136.1(c)</del> 790.58	P § <del>136.1(e)</del>
721.17	<i>Street Trees Streetscape and Pedestrian Improvements</i>	<i>§ 138.1</i>	Required § <del>138.1</del>

**SPECIFIC PROVISIONS FOR UPPER MARKET STREET NEIGHBORHOOD  
COMMERCIAL DISTRICT**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§ 721.31 § 721.32	§ 608.10	<i>UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs</i>

**SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			<b>North Beach</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
722.14	Awning	§ <del>136.1(a)</del> 790.20	P § <del>136.1(a)</del>
722.15	Canopy	§ <del>136.1(b)</del> 790.26	P § <del>136.1(b)</del>

1	722.16	Marquee	§ <del>136.1(c)</del> 790.58	P § <del>136.1(e)</del>
2	722.17	<del>Street Trees Streetscape and</del>	§ <del>138.1</del>	Required § <del>138.1</del>
3		<del>Pedestrian Improvements</del>		

**SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

			Polk Street	
No.	Zoning Category	§ References	Controls	
9	723.14	Awning	§ <del>136.1(a)</del> 790.20	P § <del>136.1(a)</del>
10	723.15	Canopy	§ <del>136.1(b)</del> 790.26	P § <del>136.1(b)</del>
11	723.16	Marquee	§ <del>136.1(c)</del> 790.58	P § <del>136.1(e)</del>
12	723.17	<del>Street Trees Streetscape and</del>	§ <del>138.1</del>	Required § <del>143</del>
13		<del>Pedestrian Improvements</del>		

**SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

			Sacramento Street	
No.	Zoning Category	§ References	Controls	
20	724.14	Awning	§ <del>136.1(a)</del> 790.20	P § <del>136.1(a)</del>
21	724.15	Canopy	§ <del>136.1(b)</del> 790.26	P § <del>136.1(b)</del>
22	724.16	Marquee	§ <del>136.1(c)</del> 790.58	P § <del>136.1(e)</del>
23	724.17	<del>Street Trees Streetscape and</del>	§ <del>138.1</del>	Required § <del>138.1</del>
24		<del>Pedestrian Improvements</del>		



No.	Zoning Category	§ References	Controls
727.14	Awning	§ <u>136.1(a)</u> <del>790.20</del>	P <del>§ 136.1(a)</del>
727.15	Canopy	§ <u>136.1(b)</u> <del>790.26</del>	P <del>§ 136.1(b)</del>
727.16	Marquee	§ <u>136.1(c)</u> <del>790.58</del>	P <del>§ 136.1(c)</del>
727.17	<u>Street Trees Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	Required <del>§ 138.1</del>

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

			24th Street – Noe Valley
No.	Zoning Category	§ References	Controls
728.14	Awning	§ <u>136.1(a)</u> <del>790.20</del>	P <del>§ 136.1(a)</del>
728.15	Canopy	§ <u>136.1(b)</u> <del>790.26</del>	P <del>§ 136.1(b)</del>
728.16	Marquee	§ <u>136.1(c)</u> <del>790.58</del>	P <del>§ 136.1(c)</del>
728.17	<u>Street Trees Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	Required <del>§ 143</del>

**SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			West Portal Avenue
No.	Zoning Category	§ References	Controls
729.14	Awning	§ <u>136.1(a)</u> <del>790.20</del>	P <del>§ 136.1(a)</del>
729.15	Canopy	§ <u>136.1(b)</u> <del>790.26</del>	P <del>§ 136.1(b)</del>

1	729.16	Marquee	§ <u>136.1(c)</u> 790.58	P <del>§136.1(e)</del>
2	729.17	<del>Street Trees Streetscape and</del>	<del>§ 138.1</del>	Required <del>§ 143</del>
3		<del>Pedestrian Improvements</del>		

**SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

			Inner Sunset	
No.	Zoning Category	§ References	Controls	
9	730.14	Awning	§ <u>136.1(a)</u> 790.20	P <del>§136.1(a)</del>
10	730.15	Canopy	§ <u>136.1(b)</u> 790.26	P <del>§136.1(b)</del>
11	730.16	Marquee	§ <u>136.1(c)</u> 790.58	P <del>§136.1(e)</del>
12	730.17	<del>Street Trees Streetscape and</del>	<del>§ 138.1</del>	Required <del>§138.1</del>
13		<del>Pedestrian Improvements</del>		

**SEC. 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

**NCT-3**

**ZONING CONTROL TABLE**

			NCT-3	
No.	Zoning Category	§ References	Controls	
19	731.14	Awning	§ <u>136.1(a)</u> 790.20	P <del>§136.1(a)</del>
20	731.15	Canopy	§ <u>136.1(b)</u> 790.26	P <del>§136.1(b)</del>
21	731.16	Marquee	§ <u>136.1(c)</u> 790.58	P <del>§136.1(e)</del>
22	731.17	<del>Street Trees Streetscape and</del>	<del>§ 138.1</del>	Required <del>§138.1</del>
23		<del>Pedestrian Improvements</del>		

731.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	<del>P# § 607.1(e)1</del>
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**SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS**

Article 7 Section	Code	Other Code Section	Zoning Controls
<del>§ 731.30</del>		<del>§ 608.10</del>	<del>UPPER MARKET STREET SPECIAL SIGN DISTRICT</del>
<del>§ 731.31</del>			<del>Boundaries: Applicable only for the portion of the Market</del>
<del>§ 731.32</del>			<del>Street NCT 3 District from Octavia to Church Streets as mapped on Sectional Map SSD—</del>
			<del>Controls: Special restrictions and limitations for signs</del>

**SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**

**ZONING CONTROL TABLE**

			Pacific Avenue
No.	Zoning Category	§ References	Controls
732.14	Awning	§ <del>136.1(a)</del> 790.20	P <del>§ 136.1(a)</del>
732.15	Canopy	§ <del>136.1(b)</del> 790.26	P <del>§ 136.1(b)</del>
732.16	Marquee	§ <del>136.1(c)</del> 790.58	P <del>§ 136.1(c)</del>
732.17	<del>Street Trees</del> <u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	Required <del>§ 138.1</del>

**SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT**

**DISTRICT**

**ZONING CONTROL TABLE**

			<b>Upper Market Street</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
733.14	Awning	§ <u>136.1(a)</u> 790.20	P § 136.1(a)
733.15	Canopy	§ <u>136.1(b)</u> 790.26	P § 136.1(b)
733.16	Marquee	§ <u>136.1(c)</u> 790.58	P § 136.1(e)
733.17	<i>Street Trees Streetscape and Pedestrian Improvements</i>	<u>§ 138.1</u>	Required § 143

**SPECIFIC PROVISIONS FOR THE UPPER MARKET STREET NEIGHBORHOOD  
COMMERCIAL TRANSIT DISTRICT**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§ 733.31 § 733.32	§ 608.10	<i>UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs</i>

**SEC. 733A. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1  
ZONING CONTROL TABLE**

			<b>NCT-1</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
733A.14	Awning	§ <u>136.1(a)</u> 790.20	P § 136.1(a)
733A.15	Canopy	§ <u>136.1(b)</u> 790.26	
733A.16	Marquee	§ <u>136.1(c)</u> 790.58	

1	733A.17	<i>Street Trees Streetscape and</i>	<u>§ 138.1</u>	Required <del>§ 138.1</del>
2		<i>Pedestrian Improvements</i>		

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4 **SEC. 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2**

5 **ZONING CONTROL TABLE**

			NCT-2	
No.	Zoning Category	§ References	Controls	
7	734.14	Awning	§ <u>136.1(a)</u> 790.20	P <del>§ 136.1(a)</del>
8	734.15	Canopy	§ <u>136.1(b)</u> 790.26	
9	734.16	Marquee	§ <u>136.1(c)</u> 790.58	
10	734.17	<i>Street Trees Streetscape and</i>	<u>§ 138.1</u>	Required <del>§ 138.1</del>
11		<i>Pedestrian Improvements</i>		
12	734.30	General Advertising Sign	§§ <del>262, 602 – 604, 608,</del> 609	NP <del>§ 607.1(e)(1)</del>

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17 **SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

18 **ZONING CONTROL TABLE**

			SoMa	
No.	Zoning Category	§ References	Controls	
19	735.14	Awning	§ <u>136.1(a)</u> 790.20	P <del>§ 136.1(a)</del>
20	735.15	Canopy	§ <u>136.1(b)</u> 790.26	
21	735.16	Marquee	§ <u>136.1(c)</u> 790.58	
22	735.17	<i>Street Trees Streetscape and</i>	<u>§ 138.1</u>	Required <del>§ 138.1</del>
23				

	<u>Pedestrian Improvements</u>		
735.30	General Advertising Sign	<del>§§ 262, 602 – 604, 608, 609</del>	<del>NP § 607.1(e)(1)</del>

**SEC. 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

**ZONING CONTROL TABLE**

			Mission Street
No.	Zoning Category	§ References	Controls
736.14	Awning	§ <u>136.1(a)</u> 790.20	P § <u>136.1(a)</u>
736.15	Canopy	§ <u>136.1(b)</u> 790.26	P § <u>136.1(b)</u>
736.16	Marquee	§ <u>136.1(c)</u> 790.58	P § <u>136.1(e)</u>
736.17	<del>Street Trees</del> <u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	Required <del>§ 143</del>

736.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	<del>P § 607.1(e)2</del>
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**SEC. 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

**ZONING CONTROL TABLE**

			Ocean Avenue
No.	Zoning Category	§ References	Controls
737.14	Awning	§ <u>136.1(a)</u> 790.20	P § <u>136.1(a)</u>
737.15	Canopy	§ <u>136.1(b)</u> 790.26	P § <u>136.1(b)</u>
737.16	Marquee	§ <u>136.1(c)</u> 790.58	P § <u>136.1(e)</u>

737.17	<del>Street Trees Streetscape and Pedestrian Improvements</del>	<u>§ 138.1</u>	Required <del>§ 138.1</del>
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737.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	<del>P § 607.1(e)</del>
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**SEC. 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
ZONING CONTROL TABLE**

			Glen Park
No.	Zoning Category	§ References	Controls
738.14	Awning	§ <del>136.1(a)</del> 790.20	P <del>§ 136.1(a)</del>
738.15	Canopy	§ <del>136.1(b)</del> 790.26	P <del>§ 136.1(b)</del>
738.16	Marquee	§ <del>136.1(c)</del> 790.58	P <del>§ 136.1(e)</del>
738.17	<del>Street Trees Streetscape and Pedestrian Improvements</del>	<u>§ 138.1</u>	Required <del>§ 138.1</del>

738.30	General Advertising Sign	§§ 262, 602 - 604, 608, 609	<del>P § 607.1(e)</del>
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**Table 810. CHINATOWN COMMUNITY BUSINESS DISTRICT  
ZONING CONTROL TABLE**

			Chinatown Community Business District
No.	Zoning Category	§ References	Controls
.15	Awning	§ <del>136.1(a)</del> 890.21	P <del>§ 136.2(a)</del>

1	.16	Canopy	§ <u>136.1(b)</u> 890.24	P § 136.2(b)
2	.17	Marquee	§ <u>136.1(c)</u> 890.58	P § 136.2(e)

3 **SPECIFIC PROVISIONS FOR CHINATOWN COMMUNITY BUSINESS DISTRICT**

4	<b>Section</b>		<b>Zoning Controls</b>	
5	§ 810.71	§ 236	<i>Garment Shop Special Use District applicable only for portions of the Chinatown Community Business District as mapped on Sectional Map No. 1 SUa</i>	
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9 **Table 811. CHINATOWN VISITOR RETAIL DISTRICT**

10 **ZONING CONTROL TABLE**

11				<b>Chinatown Visitor Retail District</b>
12				<b>District</b>
13	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
14	.15	Awning	§ <u>136.1(a)</u> 890.21	P § 136.2(a)
15	.16	Canopy	§ <u>136.1(b)</u> 890.24	P § 136.2(b)
16	.17	Marquee	§ <u>136.1(c)</u> 890.58	P § 136.2(e)

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18 **SPECIFIC PROVISIONS FOR CHINATOWN VISITOR RETAIL DISTRICT**

19	<b>Section</b>		<b>Zoning Controls</b>	
20	§ 811.71	§ 236	<i>Garment Shop Special Use District applicable only for portions of the Chinatown Community Business District as mapped on Sectional Map No. 1 SUa</i>	
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23 **Table 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT**

24 **ZONING CONTROL TABLE**

			<b>Chinatown Residential Neighborhood Commercial District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
.15	Awning	§ <del>136.1(a)</del> 890.21	P § 136.2(a)
.16	Canopy	§ <del>136.1(b)</del> 890.24	P § 136.2(b)
.17	Marquee	§ <del>136.1(c)</del> 890.58	P § 136.2(e)

**SPECIFIC PROVISIONS FOR CHINATOWN RESIDENTIAL NEIGHBORHOOD  
COMMERCIAL DISTRICT**

<b>Section</b>		<b>Zoning Controls</b>
§ <del>812.71</del>	§ <del>236</del>	<i>Garment Shop Special Use District applicable only for portions of the Chinatown Community Business District as mapped on Sectional Map No. 1 SUa</i>

**Table 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT  
ZONING CONTROL TABLE**

			<b>Rincon Hill Downtown Residential Mixed Use District Zoning</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
.17	Awning	§ <del>136.1(a)</del> 890.21	P § 136.2(a)
.18	Canopy	§ <del>136.1(b)</del> 890.24	P § 136.2(b)
.19	Marquee	§ <del>136.1(c)</del> 890.58	P § 136.2(e)

1 **Table 829. SOUTH BEACH DOWNTOWN RESIDENTIAL DISTRICT**

2 **ZONING CONTROL TABLE**

			<b>South Beach Downtown Residential District Zoning</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
.17	Awning	§ <del>136.1(a)</del> 890.21	P § <del>136.2(a)</del>
.18	Canopy	§ <del>136.1(b)</del> 890.24	P § <del>136.2(b)</del>
.19	Marquee	§ <del>136.1(c)</del> 890.58	P § <del>136.2(e)</del>

11 **Table 840.**

12 **MUG – MIXED USE-GENERAL DISTRICT**

13 **ZONING CONTROL TABLE**

			<b>Mixed Use-General District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
840.05	Awnings and Canopies	§§136, 136.1, <del>136.2</del>	P

19 **Table 841.**

20 **MUR – MIXED USE-RESIDENTIAL DISTRICT**

21 **ZONING CONTROL TABLE**

			<b>Mixed Use-Residential District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
841.05	Awnings and Canopies	§§136, 136.1, <del>136.2</del>	P

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**Table 842.**  
**MUO – MIXED USE-OFFICE DISTRICT**  
**ZONING CONTROL TABLE**

			Mixed Use-Office District
No.	Zoning Category	§ References	Controls
842.05	Awnings and Canopies	§§136, 136.1, <del>136.2</del>	P

**Table 843.**  
**UMU - URBAN MIXED USE DISTRICT**  
**ZONING CONTROL TABLE**

			Urban Mixed Use District
No.	Zoning Category	§ References	Controls
843.05	Awnings and Canopies	§§136, 136.1, <del>136.2</del>	P

Section 4. Effective Date. This Ordinance shall become effective 30 days from the date of passage.

Section 5. This section is uncodified. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent part of the Planning Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and

1 Board amendment deletions in accordance with the "Note" that appears under the official title  
2 of the legislation.

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4 APPROVED AS TO FORM:  
5 DENNIS J. HERRERA, City Attorney

6 By: \_\_\_\_\_  
7 JUDITH A. BOYAJIAN  
8 Deputy City Attorney

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