FILE NO. 170203

#### ORDINANCE NO.

1	

[Planning Code - Article 7 Reorganization: Technical and Other Amendments]

2

3 Ordinance amending the Planning Code to reorganize Article 7 and to update, correct, 4 clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the 5 6 Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts ("NCDs"); 7 enacting permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah NCDs; require 8 9 Conditional Use authorization for Personal Services on the second floor in the Noriega, Irving, Taraval, and Judah NCDs; prohibit Kennels, Large Scale Urban Agriculture, 10 11 Business Hours from 2 a.m. to 6 a.m., and the demolition or merge of units on the 12 second story and above in the North Beach NCD; preserve the small storefronts, street frontage and prohibit vehicular access on certain streets within the North Beach NCD 13 14 and "SUD"); create the definition of Special Food Manufacturing and amending the Eating and Drinking Controls for the North Beach SUD; affirming the Planning 15 Department's determination under the California Environmental Quality Act; making 16 17 findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, 18 19 and welfare under Planning Code, Section 302. 20

21 NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in single-underline italics Times New Roman font. 22 Deletions to Codes are in strikethrough italics Times New Roman font. Board amendment additions are in double-underlined Arial font. 23 Board amendment deletions are in strikethrough Arial font. Asterisks (\* \* \* \*) indicate the omission of unchanged Code 24 subsections or parts of tables.

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

2

3

Section 1. Findings.

4 (a) The Planning Department has determined that the actions contemplated in this
5 ordinance comply with the California Environmental Quality Act (California Public Resources
6 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
7 Supervisors in File No. 170203 and is incorporated herein by reference. The Board affirms
8 this determination.

9 (b) On February 2, 2017, the Planning Commission, in Resolution No. 19847,
10 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
11 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
12 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
13 the Board of Supervisors in File No. 170203, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that these Planning
 Code amendments will serve the public necessity, convenience, and welfare for the reasons
 set forth in Planning Commission Resolution No. 19847 and the Board incorporates such
 reasons herein by reference.

18

Section 2. The Planning Code is hereby amended by revising Sections 102, 121.1,
121.2, 121.4, 121.7, 134, 145.1,145.2, 145.4, 155, 177, 178, 186.1, 201, 202, 202.1, 202.2,
202.3, 202.5, 204, 208, Tables 209.1, 209.2, 209.3, 210.1, 210.2, 210.3 and 210.4, Sections
231, 249.35A, 249.40A, 249.60, 249.64, 253.1, 253.3, 260, 263.11, 303, 303.1, 306.3,
306.10, 307, 308, 308.1, 310, 312, and 607.1 and deleting Sections 316, 316.1, 316.2, 316.3,
316.4, 316.5, and 316.6, to read as follows:

#### 1 SEC. 102. DEFINITIONS.

2 For the purposes of this Code, certain words and terms used herein are defined as set 3 forth in this and the following sections. Additional definitions applicable to Article 7, Neighborhood Commercial Districts, and to Article 9, Mission Bay Districts, are set forth in Section 790. Additional 4 5 definitions applicable to Signs are set forth in Section 602. Additional definitions applicable to 6 development impact fees and requirements that authorize the payment of in-lieu fees are set 7 forth in Section 401. Additional definitions applicable only to Article 8, Mixed Use Districts, are 8 set forth in Section 890. Additional definitions applicable only to the North Beach Neighborhood 9 Commercial District and the North Beach Special Use District are set forth in Sections 780.3. Additional definitions applicable only to the Bernal Heights Special Use District are set forth in 10 Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set 11 12 forth in Section 996. All words used in the present tense shall include the future. All words in 13 the plural number shall include the singular number, and all words in the singular number shall 14 include the plural number, unless the natural construction of the wording indicates otherwise. 15 The word "shall" is mandatory and not directory. Whenever any of the following terms is used 16 it shall mean the corresponding officer, department, board or commission or its successor of 17 the City and County of San Francisco, State of California, herein referred to as the City: 18 Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director 19 of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be 20 deemed to include an employee of any such officer or department of the City who is lawfully 21 authorized to perform any duty or exercise any power as a representative or agent of that officer or department. 22

23

24 Accessory Use. A related minor Use that is either necessary to the operation or enjoyment of a lawful

25 *Principal Use or Conditional Use, or appropriate, incidental, and subordinate to any such use, and is* 

1	located on the same lot. Accessory Uses are regulated by Sections 204 through 204.5 and Sections
2	<u>703(d) and 803.2(b)(C) of this Code.</u>
3	* * * *
4	Amusement Game Arcade. A Retail Entertainment Arts and Recreation Use that provides eleven or
5	more amusement game devices such as video games, pinball machines, or other such similar
6	mechanical and electronic amusement devices, in a quantity which exceeds that specified in Section
7	1036.23 of the Police Code as an Ancillary Use. Mechanical amusement devices are further regulated
8	in Sections 1036 through 1036.24 of the Police Code.
9	* * * *
10	Arts Activities. A Retail An Entertainment, Arts and Recreation Use that includes
11	performance, exhibition (except exhibition of films), rehearsal, production, post-production and
12	some schools of any of the following: Dance, music, dramatic art, film, video, graphic art,
13	painting, drawing, sculpture, small-scale glassworks, ceramics, textiles, woodworking,
14	photography, custom-made jewelry or apparel, and other visual, performance and sound arts
15	and craft. It shall exclude accredited Schools and Post-Secondary Educational Institutions. It
16	shall include commercial arts and art-related business service uses including, but not limited
17	to, recording and editing services, small-scale film and video developing and printing; titling;
18	video and film libraries; special effects production; fashion and photo stylists; production, sale
19	and rental of theatrical wardrobes; and studio property production and rental companies. Arts
20	spaces shall include studios, workshops, archives and theaters, and other similar spaces
21	customarily used principally for arts activities, exclusive of a Movie Theater, Amusement
22	Enterprise, Adult Entertainment, and any other establishment where liquor is customarily
23	served during performances.
24	* * * *
25	

1 Automotive Service Station. A Retail Automotive Use that provides motor fuels and 2 lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, 3 rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying) and services that remain 4 5 incidental to the principal sale of motor fuel. Repairs shall be conducted within no more than 6 three enclosed service bays in buildings having no openings, other than fixed windows or 7 exits required by law, located within 50 40 feet of any R District. It may include other incidental 8 services for automobiles including, but not limited to, accessory towing, if the number of 9 towing vehicles does not exceed one, and all towed vehicles stored on the premises are limited to those vehicles that are to be repaired on the premises. This use is subject to the 10 11 controls in Sections 187.1, 202.2(b), and 202.5.

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\* \* \* \*

Conditional Use. Conditional Use allows the Planning Commission to consider uses or projects that
 may be necessary or desirable in a particular neighborhood, but which are not allowed as a matter of
 right within a particular zoning district. Whether a use is conditional in a given district is indicated in
 this Code. Sections of this Code that govern Conditional Uses include, but are not limited to Sections
 17 178, 179, 303, and 303.1.

18

\* \* \* \*

Eating and Drinking Use. A grouping of Retail Sales and Service Uses that provide food
and/or beverages for either on- or off-site food consumption including Bars, Restaurants, *and*Limited-Restaurants, *and Take-out Food*. Eating and Drinking Uses are subject to the
conditions in Section 202.2(a).
\* \* \* \*

24 **Entertainment, General.** A Retail Entertainment, Arts and Recreation Use that provides

entertainment or leisure pursuits to the general public including *dramatic and musical* 

1	performances where alcohol is not served during performances, billiard halls, bowling alleys,
2	skating rinks, and mini-golf and game arcades, when conducted within a completely enclosed
3	building, and which is adequately soundproofed or insulated so as to confine incidental noise
4	to the premises.
5	* * * *
6	Entertainment, Arts and Recreation, Non-Commercial. A subcategory of Entertainment, Arts and
7	Recreation Uses that includes Open Recreation Area and Passive Outdoor Recreation.
8	
9	Entertainment, Arts and Recreation, Retail. A subcategory of Entertainment, Arts and Recreation
10	Uses that includes Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime
11	Entertainment, Outdoor Entertainment, and Sports Stadium.
12	
13	Entertainment, Arts and Recreation Use. A Use Category that includes Amusement Game
14	Arcade, Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime
15	Entertainment, Open Recreation Area, Outdoor Entertainment, Passive Outdoor Recreation
16	and Sports Stadiums. Adult Business is not included in this definition, except for the purposes
17	of Development Impact Fee Calculation as described in Article <u>4</u> Four.
18	* * * *
19	Grocery, General. A Retail Sales and Services Use that:
20	(a) Offers a diverse variety of unrelated, non-complementary food and non-food
21	commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items,
22	frozen foods, household products, and paper goods;
23	(b) May provide beer, wine, and/or liquor sales for consumption off the premises
24	with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or
25	type 21 (off-sale general) that occupy less than 15% of the Occupied Floor Area of the establishment

2 *limits as set forth in Section 703.2 (b)(1)(C)(vi)*; 3 (c) May prepare Prepares minor amounts of or no food on site for immediate consumption; and 4 Markets the majority of its merchandise at retail prices;- and 5 (d) 6 (e) May have a Limited Restaurant use within the accessory use limits as set forth in Section 7 703.2(b)(1)(C)(iii). Such businesses sShall operate with the specified conditions in Section 8 202.2(a)(1). 9 (f) Such businesses Rrequires Conditional Use authorization for conversion of a General Grocery use greater than 5,000 square feet, pursuant to Section 202.3 and 303(1). 10

(including all areas devoted to the display and sale of alcoholic beverages) within the accessory use

11

1

12 **Grocery, Specialty.** A Retail Sales and Services Use that:

(a) Offers specialty food products such as baked goods, pasta, cheese, confections,
coffee, meat, seafood, produce, artisanal goods, and other specialty food products, and may
also offer additional food and non-food commodities related or complementary to the specialty
food products;

17 (b) May provide beer, wine, and/or liquor sales for consumption off the premises

18 with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or

19 type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the

20 establishment (including all areas devoted to the display and sale of alcoholic beverages) within the

21 *accessory use limits as set forth in Section 703.2(b)(1)(C)(vi)*;

- 22 (c) <u>May prepare</u> <u>Prepares</u> minor amounts <u>of</u> or no food on site for immediate
- 23 consumption <u>off-site with no seating permitted</u>; and
- 24 (d) Markets the majority of its merchandise at retail prices.
- 25

2 Section 703.2(b)(1)(C)(iii). Such businesses that provide food or drink per subsections (b) and (c) 3 above shall operate with the specified conditions in Section 202.2(a)(1). \* \* \* \* 4 5 Hours of Operation. A commercial Use Characteristic limiting *H* he permitted hours during 6 which any commercial establishment, not including automated teller machines, may be open 7 for business. Other restrictions on the hours of operation of Movie Theaters, Adult 8 Businesses, Nighttime Entertainment, General Entertainment, and Other Entertainment Uses, as 9 defined in this Sections <u>102 and 890</u> of the Code, shall apply pursuant to provisions in Section 303(p)(c)(5), when such uses are permitted as *c*Conditional *HU*ses. A Pharmacy may qualify 10 for the exception to operate on a 24-hour basis provided in this Section 202.2(a)(2) of the 11 12 Code. \* \* \* 13 14 Liguor Store. A Retail Sales and Service Use that sells beer, wine, or distilled spirits to a 15 customer in an open or closed container for consumption off the premises and that needs a 16 State of California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) 17 or type 21 (off-sale general) This classification shall not include retail uses that: 18 (a+)are both (1a) classified as a General Grocery, a Specialty Grocery, or a 19 Restaurant-Limited, and (2b) have a gGross fFloor aArea devoted to alcoholic beverages that 20 is within the applicable accessory use limits for the use district in which it is located, and or

May provide Limited Restaurant services within the accessory use limits as set forth in

21 (b) have both ( $\underline{1}a$ ) a Non-residential Use Size of greater than 10,000 gross square 22 feet and ( $\underline{2}b$ ) a gross floor area devoted to alcoholic beverages that is within accessory use 23 limits as set forth in Section 204.23 or Section 703(d) of this Code, depending on the zoning 24 district in which the use is located.

25

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(e)

1	(c) For purposes of Planning Code Sections 249.5, 781.8, 781.9, 782, <del>783,</del> and 784,
2	the retail uses explicitly exempted from this definition as set forth above shall only apply to
3	General Grocery and Specialty Grocery stores that exceed 5,000 square feet in size shall not:
4	(1a) sell any malt beverage with an alcohol content greater than 5.7 percent
5	by volume; any wine with an alcohol content of greater than 15 percent by volume, except for
6	"dinner wines" that have been aged two years or more and maintained in a corked bottle; or
7	any distilled spirits in container sizes smaller than 600 milliliters;
8	$(\underline{2}b)$ devote more than 15 percent of the gross square footage of the
9	establishment to the display and sale of alcoholic beverages; and
10	$(\underline{3}e)$ sell single servings of beer in container sizes 24 ounces or smaller.
11	* * * *
12	Mobile Food Facility. A Retail Sales and Service Use as defined in Public Works Code Section
13	184.80. Any vehicle or pushcart used in conjunction with a commissary or other permanent food
14	facility upon which food is sold or distributed at retail. Mobile Food Facility does not include a
15	"Transporter" used to transport packaged food from a food facility or other approved source to the
16	consumer. A Mobile Food Facility does not include any use that sells goods, wares, or merchandise
17	other than food or drink intended for human consumption. For the purposes of the Planning Code, a
18	Mobile Food Facility that is a temporary Use is regulated as an intermittent activity, per Section 205.4;
19	a Mobile Food Facility that exceeds the limitations set forth in Section 205.4 is considered a
20	Restaurant or Limited Restaurant Use, as defined in this Section 102, and is regulated as such by the
21	Use controls for the respective zoning district. Mobile Food Facilities shall comply with the good
22	neighbor policies set forth in Public Works Code Section 184.94 as well as Planning Code
23	<u>Section 202.2(a)(1)</u> .
24	* * * *

1 *Principal (or Principally Permitted) Use.* A Use permitted as of right in each established district

2 where listed for that class of district in Articles 2, 7, 8, or 9 and as regulated in this Code. Principally

3 *permitted uses may be required to comply with the Operating Conditions of Section 202.2.* 

4

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\* \*

Residential Use. A Use Category consisting of uses that provide housing for San Francisco
residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels,
and Senior Housing, *Homeless Shelters*, and for the purposes of Article 4 only any residential
components of Institutional Uses. Single Room Occupancy and Student Housing designations
are consider characteristics of certain Residential Uses.

10

Restaurant. A Retail Sales and Service use that serves prepared, ready-to-eat cooked foods 11 12 to customers for consumption on or off the premises and which has seating. It may have a 13 Take-Out Food use aAs a minor and incidental use, it may serve such foods to customers for off-site *consumption.* It may provide on-site beer, wine, and/or liquor sales for drinking on the premises 14 15 (with ABC license types 41, 47, 49, 59, or 75); however, if it does so, it shall be required to operate as a Bona Fide Eating Place. It is distinct and separate from a Limited-Restaurant. 16 17 Such businesses shall operate with the specified conditions in Section 202.2(a)(1). 18 It shall not be required to operate within an enclosed building so long as it is also a 19 Mobile Food Facility. Any associated outdoor seating and/or dining area is subject to 20 regulation as an Outdoor Activity Area as set forth elsewhere in this Code. 21 22 Restaurant, Limited. A Retail Sales and Service Use that serves ready-to-eat foods and/or 23 drinks to customers for consumption on or off the premises, that may or may not have seating. 24 It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on

25 the premises as an <u>*aA*</u>ccessory <u>*uU*</u>se as set forth in Section <u>*s* 204.3 or</u> 703.2(<u>*b*)(1)(C)(v)</u>

1	<u>depending on the zoning district in which it is located</u> . It includes, but is not limited to, <del>specialty</del>
2	foods provided by <i>sandwich shops, coffee houses, pizzerias, ice cream shops,</i> bakeries,
3	delicatessens, and confectioneries meeting the above characteristics, but $\dot{H}$ is distinct from a
4	<u>Specialty Grocery,</u> Restaurant, and <del>a</del> Bar. It may also operate as a Take-Out Food use. Within the
5	North Beach SUD, it is also distinct from Specialty Food Manufacturing, as defined in Section
6	780.3(b). It shall not provide on-site beer and/or wine sales for consumption on the premises,
7	but may provide off-site beer and/or wine sales for consumption off the premises with a
8	California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine), that
9	occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to
10	the display and sale of alcoholic beverages) within the accessory use limits as set forth in Section
11	$\frac{703.2(b)(1)(C)(vi)}{2}$ . Such businesses shall operate with the specified conditions in Section
12	202.2(a) <u>(1)</u> .
13	* * * *
14	Retail Sales and Service, General. A Retail Sales and Service Use that provides goods
15	and/or services to the general public and that is not listed as a separate Retail Sales and
16	Service Use in this Section of the Code. <u>This use includes, but is not limited to the sale or provision</u>
17	of the following goods and services:
18	(a) Personal items such as tobacco and magazines;
19	(b) Self-service laundromats and dry cleaning, where no portion of a building occupied by
20	such use shall have any opening other than fixed windows and exits required by law within 50 feet
21	of any R District;
22	(c) Household goods and service (including paint, fixtures and hardware, but excluding
23	other building materials);
24	(d) Variety merchandise, pet supply stores and pet grooming services;
25	(e) Florists and plant stores;

1	(f) Apparel and accessories;
2	(g) Antiques, art galleries, art supplies and framing service;
3	(h) Home furnishings, furniture and appliances
4	(i) Books, stationery, greeting cards, office supplies, copying service, music and sporting
5	goods; and
6	(j) Toys, gifts, and photographic goods and services.
7	
8	Retail Use. A Commercial Use that includes uses that involve the sale of goods, typically in
9	small quantities, or services directly to the ultimate consumer or end user including, but not
10	limited to, Retail Sales and Service Uses, Commercial some Entertainment, Arts and
11	Recreation Uses, and Retail Automotive Uses.
12	* * * *
13	Sales and Services, Non-Retail. A Commercial Use category that includes $HU$ ses that
14	involve the sale of goods or services to other businesses rather than the end user, or that
15	does not provide for direct sales to the consumer on site. Uses in this category include, but
16	are not limited to: Business Services, Catering, <i>Laboratory, Life Science</i> , Commercial Storage,
17	Design Professional, General Office, Laboratory, Life Science, Non-Retail Professional Service,
18	General Office, Trade Office, Wholesale Sales, and Wholesale Storage, and Trade Office.
19	
20	Sales and Services, Retail. A Commercial Use $C_{\underline{C}}$ ategory that includes $H_{\underline{U}}$ ses that involve
21	the sale of goods, typically in small quantities, or services directly to the ultimate consumer or
22	end user with some space for retail service on site, excluding Retail Entertainment Arts and
23	Recreation, and Retail Automobile Uses and including, but not limited to: Adult Business,
24	Animal Hospital, Bar, Cat Boarding, Chair and Foot Massage, Fringe Financial Services, Tourist
25	Oriented Gift Store, General Grocery Store, Specialty Grocery Store, Gym, Hotel, Jewelry

1	Store, Kennel, Liquor Store, Massage Establishment, Chair and Foot Massage, Mobile Food
2	Facility, Mortuary (Columbarium), Motel, Non-Auto Sales, Pharmacy, Restaurant, Limited
3	Restaurant, General Retail Sales and Service, Financial Services, Fringe Financial Service,
4	Limited Financial Services, Health Services, Motel, Personal Services, Instructional Services,
5	Personal Service, Retail Professional Services, Self-Storage, Take-Out Food Facility, Tobacco
6	Paraphernalia Establishment Store, and Trade Shop.
7	* * * *
8	Service, Philanthropic Administrative. An Institutional Community #Use that provides
9	executive, management, administrative, and clerical services and support related to
10	philanthropic activities that serve non-profit institutions and organizations; such philanthropic
11	activities may include funding and support of educational, medical, environmental, cultural,
12	and social services institutions and organizations. Such #Uses:
13	(a) may not be located on the $f\underline{F}$ irst $s\underline{S}$ tory of buildings where the most recent prior
14	$\mu U$ se was any $\mu U$ se other than $\mu R$ esidential or $\theta O$ ffice; and
15	(b) may be located in a single undivided space not physically separated from a
16	<i>r<u>R</u>esidential <i>u<u>U</u>se; provided that<del>:</del></i></i>
17	(1) any Residential Conversion above the <u>fF</u> irst <u>sS</u> tory, associated with, or
18	following commencement of such $\#\underline{U}$ se, shall be considered a $\underline{eC}$ onditional $\#\underline{U}$ se requiring
19	approval pursuant to Section 703.2(b)(1)(B); and
20	(2) any loss of Dwelling Units described in Section 317 of this Code shall require
21	approval as provided in Section 317.
22	* * * *
23	Take-Out Food. Retail Sales and Service Use without seating that provides ready-to-eat food to a high
24	volume of customers, who carry out the food for off-premises consumption. It sells in disposable
25	

1	wrappers or containers ready-to-eat food, which is prepared on the premises and generally intended
2	for immediate consumption off the premises.
3	It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries.
4	It does not include retail grocery stores with accessory take-out food activity, as described in Section
5	703.2(b)(1)(C) of this Code, or retail uses that sell prepackaged or bulk ready-to-eat foods with no on-
6	site food preparation area, such as confectionery or produce stores.
7	It may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with
8	ABC license 20 or 21).
9	* * * *
10	Use Characteristic. A feature of a Use, related to its physical layout, location, design, access, or other
11	characteristics. Use Characteristics may be regulated independently of a Use itself. Residential Use
12	Characteristics include Single Room Occupancy and Student Housing. Commercial Use
13	Characteristics include Drive-up Facility, Formula Retail, Hours of Operation, Maritime Use, Open
14	Air Sales, Outdoor Activity, and Walk-Up Facility.
15	* * * *
16	Variance. An authorization to deviate from the strict application of certain Planning Code
17	requirements pursuant to Section 305 of this Code.
18	
19	SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL
20	DISTRICTS.
21	(a) <b>Purpose.</b> In order to promote, protect, and maintain a scale of development
22	which is appropriate to each district and compatible with adjacent buildings, new construction
23	or significant enlargement of existing buildings on lots of the same size or larger than the
24	square footage stated in the table below shall be permitted only as $eC$ onditional $uU$ ses subject
25	to the provisions set forth in Sections 316 through 316.8 of this Code.

1	District	Lot Size Limits
2	<del>NC-1, NCT-1</del>	
3	<del>Broadway</del>	
4	Castro Street	
5	Inner Clement Street	
6	Inner Sunset	
7	<b>Outer Clement Street</b>	
8	Upper Fillmore Street	
9	Haight Street	<del>5,000 sq. ft.</del>
10	North Beach	
11	Sacramento Street	
12	Union Street	
13	24th Street Mission	
14	24th Street Noe Valley	
15	West Portal Avenue	
16	Glen Park	
17	<del>NC-2, NCT-2, Ocean Ave.</del>	
18	NC-3, NCT-3, Mission Street	
19	SoMa, RCD, Folsom Street	
20 21	Hayes Gough,	<del></del>
21	Upper Market Street	
22	Polk Street	-
23	Valencia Street	-

1	<del>NC-S</del>	Not Applicable		
2		ної пррисионе		
3	<u>NC-1, NCT-1</u>			
4	24th Street-Mission			
5	24th Street-Noe Valley			
6	<u>Broadway</u>			
7	Castro Street			
8	<u>Glen Park</u>			
9	Haight Street			
10	Inner Clement Street			
11	Inner Sunset			
12	Irving Street	<u>5,000 sq. ft.</u>		
13	Judah Street			
14	<u>Noriega Street</u>			
15	North Beach			
16	Outer Clement Street			
17	Sacramento Street			
18	Taraval Street			
19	Union Street			
20	<u>Upper Fillmore Street</u>			
21	West Portal Avenue			
22	<u>NC-2, NCT-2</u>			
23	<u>NC-3, NCT-3</u>			
24	Divisadero Street	<u>10,000 sq. ft.</u>		
25	Excelsior Outer Mission Street			

1	Fillmore Stree	<u>et</u>			
2	Folsom Street	<u>t</u>			
3	Hayes-Gough	2			
4	Japantown				
5	Mission Stree	<u>t</u>			
6	Ocean Avenue	<u>e</u>			
7	Pacific Avenu	<u>le</u>			
8	<u>Polk Street</u>				
9	Regional Con	nmercial District			
10	SoMa				
11	Upper Marke	<u>t Street</u>			
12	Valencia Stre	<u>et</u>			
13	<u>NC-S</u>		Not Applicable		
14					
15	<u>(b)</u>	Design Review Criteria. In addition	to the criteria of Section 303(c) of this Code,		
16	the City Planning Commission shall consider the extent to which the following criteria are met:				
17		(1) The mass and facade of the	ne proposed structure are compatible with the		
18	existing scale of the district.				
19		(2) The facade of the propose	d structure is compatible with design features		
20	of adjacent fa	acades that contribute to the positi	ive visual quality of the district.		
21	SEC. 121.2.	<u>NON-RESIDENTIAL</u> USE SIZE L	.IMITS <u>IN (NON-RESIDENTIAL),</u>		
22	NEIGHBORI	HOOD COMMERCIAL <u>AND NEIG</u>	HBORHOOD COMMERCIAL TRANSIT		
23	DISTRICTS.				
24	(a)	In order to protect and maintain a	scale of development appropriate to each		

25 district, Non-Residential Uses of the same size or larger than the square footage stated in the

1 table below may be permitted only as *eC*onditional *uU*ses *subject to the provisions set forth in* 

2 *Sections 316 through 316.6 of this Code*. The use area shall be measured as the Gross Floor

3 Area for each individual Non-Residential Use.

District	Use Size Limits		
North Beach			
	<del>2,000 sq. ft.</del>		
Pacific Avenue			
North Beach       2,000 sq. ft.         Castro Street       2,000 sq. ft.         Pacific Avenue       Inner Sunset         Inner Sunset       Outer Clement Street         Inner Sunset       Outer Clement Street         Upper Fillmore Street       Inner Sunset         Valuer Clement Street       2,500 sq. ft.         Valuer Street Noe Valley       40 street Noe Valley         Vest Portal Avenue       40 street         NC-1, NCT-1       40 street         Broadway       3,000 sq. ft.         Hayes Gough NCT       3,000 sq. ft.			
North Beach     2,000 sq. fi.       Castro Street     2,000 sq. fi.       Pacific Avenue     Immer Street       Immer Street     Immer Street       Immer Street     Immer Street       Upper Fillmore Street     2,500 sq. fi.       Value     Sacramento Street       Union Street     2,500 sq. fi.       24th Street Mission NCT     24th Street Noe Valley       West Portal Avenue     NC-1, NCT-1       Broadway     3,000 sq. fi.       Upper Market Street     3,000 sq. fi.			
Outer Clement Street			
Upper Fillmore Street			
Haight Street			
Polk Street	<del>2,500 sq. ft.</del>		
Sacramento Street			
Union Street			
24th Street Mission NCT			
24th Street Noe Valley			
West Portal Avenue			
<del>NC-1, NCT-1</del>			
<del>Broadway</del>			
Hayes-Gough NCT	<del>3,000 sq. ft.</del>		
Upper Market Street			
Upper Market Street NCT			

1	Valencia Street	
2	<del>NC-2, NCT-2, SoMa NCT, Ocean</del>	
3	Avenue NCT, Glen Park NCT,	4,000 sq. ft.
4	Folsom Street	
5	NC-3, NCT-3, Mission Street	<del>6,000 sq. ft.</del>
6	<del>NC-S</del>	
7		
8	<u>Castro Street</u> <u>North Beach</u>	<u>2,000 sq. ft.</u>
9 10	<u>Pacific Avenue</u> <u>24th Street-Mission</u> 24th Street Nee Valley	
11	<u>24th Street-Noe Valley</u> <u>Haight Street</u> Inner Clement Street	
12	Inner Sunset	
13	<u>Japantown</u> <u>Outer Clement Street</u> Polk Street	<u>2,500 sq. ft.</u>
14	Sacramento Street	
15	<u>Union Street</u> <u>Upper Fillmore Street</u>	
16 17	<u>West Portal Avenue</u> <u>NC-1, NCT-1</u>	
18	<u>Broadway</u> <u>Hayes-Gough</u>	<u>3,000 sq. ft.</u>
19	<u>Upper Market Street</u> <u>Valencia Street</u>	
20	<u>NC-2, NCT-2</u> <u>NC-3, NCT-3</u>	
21	<u>Divisadero Street</u> <u>Folsom Street</u>	
22	<u>Glen Park</u> <u>Irving Street</u>	<u>4,000 sq. ft.</u>
23	Judah Street Noriega Street	
24	<u>Ocean Avenue</u> SoMa	
25	<u>Taraval Street</u>	

1	Encolaion Outon Mission Street	
2	<u>Excelsior Outer Mission Street</u> <u>Fillmore Street</u>	<u>6,000 sq. ft.</u>
3	<u>Mission Street</u> <u>NC-S</u>	
4	Regional Commercial District	<u>10,000 sq. ft.</u>
5		
6	* * * *	
7	(b) In order to protect and	d maintain a scale of development appropriate to each
8	district, <u>#N</u> on <u>-#R</u> esidential <u>#U</u> ses <del>w</del>	<i>hich</i> <u>that</u> exceed the square footage stated in the table
9	below shall not be permitted, except	ot in the following circumstances: that in the North Beach
10	Neighborhood Commercial District th	is Subsection 121.2(b) shall not apply to a Movie Theater use as
11	defined in Section 790.64 and except the	hat
12	(1) <i>iI</i> n the Castro	Street Neighborhood Commercial District, a Child Care
13	Facility, School, Post-Secondary Educ	ational Institution, Religious Institution, Social Service or
14	Philanthropic Facility, Community Fa	cility, or a Residential Care Facility as defined in Section 102 of
15	this Code that is operated by a non-pro	o <u>fit and is neighborhood-serving certain Large Institutions</u> may
16	by Conditional Use Authorization exc	eed this Subsection 121.2(b) <i>as described in the Specific</i>
17	Provisions for Section 715.21 with Co.	nditional Use authorization.
18	(2) In the Regional	Commercial District, Schools and Childcare Facilities as defined
19	in Section 102 may exceed this Subsec	tion 121.2(b) with Conditional Use authorization.
20	The use area shall be meas	ured as the <u>gG</u> ross <u>fF</u> loor <u>aA</u> rea for each individual <u>nN</u> on-
21	<i>r<u>R</u>esidential use.</i>	
22		
23		
24		
25		

1	District	Use Size Limits	
2	West Portal Avenue		
3	North Beach	4,000 sq. ft.	
4	Castro Street		
5			
6	Regional Commercial District	25,000 square feet	
7			
8	SEC. 121.4. <u>NON-RESIDENTIAL</u> USE SIZE L	IMITS <u>IN (NON-RESIDENTIAL),</u> MIXED USE	
9	DISTRICTS.		
10	* * * *		
11	In the Chinatown Visitor Retail District, the $\mu U$ se $sS$ ize limit shall not apply to <u>a</u>		
12	Restaurants as defined in Section 790.91.		
13	SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON		
14	PEDESTRIAN-ORIENTED STREETS.		
15	In order to promote, protect, and maintain a fine-grain scale of development in		
16	residential districts and on important pedestrian-oriented commercial streets which is		
17	appropriate to each district, compatible with adjacent buildings; provide for a diverse		
18	streetscape; ensure the maintenance and creation of multiple unique buildings and building		
19	frontages rather than large single structures superficially treated; promote diversity and		
20	multiplicity of land ownership and discourage consolidation of property under single		
21	ownership, merger of lots is regulated as follows:		
22			
23	Street or District	Lot Frontage Limit	
24	Hayes, from Franklin to Laguna	50 feet	
25	RED and RED-MX	50 feet	

1	Church Street, from Duboce to 16th Street	100 feet		
2	Divisadero Street NCT except for the east	100 feet		
3	and west blocks between Oak and Fell,			
4	Fillmore Street NCT, Folsom Street NCT,			
5	RCD, WMUG, WMUO, and SALI			
6	Market, from Octavia to Noe	150 feet		
7	Ocean Avenue in the Ocean Avenue NCT	See <u><i>S</i></u> ubsection (e)		
8	Inner and Outer Clement NCDs	50 feet		
9	North Beach NCD and SUD*	<u>25 feet*</u>		
10	NC-2 districts on Balboa Street between 2nd	50 feet		
11	Avenue and 8th Avenue, and between 32nd			
12	Avenue and 38th Avenue			
13	*For lots that do not have street frontage, the merge	er would not result in a lot with a width greater than		
14	<u>25 feet.</u>			
15	SEC. 134. REAR YARDS, R, NC, C, SPD, M,	MUG, WMUG, MUO, MUR, UMU, RED, RED-		
16	MX, RSD, <i>SLR</i> , SLI AND SSO DISTRICTS.			
17	* * * *			
18	(a) Basic Requirements. The basic	rear yard requirements shall be as follows for		
19	the districts indicated:			
20	(1) <b>RH-1(D), RH-1, RH-1(S), F</b>	RM-3, RM-4, RC-3, RC-4, NC Districts other		
21	than the Pacific Avenue NC District, C, M, M	UG, WMUG, MUO, MUR, UMU, RED, RED-		
22	MX, SPD, RSD, SLR, SLI and SSO Districts.	The minimum rear yard depth shall be equal to		
23	25% of the total depth of the lot on which the bu	uilding is situated, but in no case less than 15		
24	feet. For buildings containing only SRO Units ir	n the South of Market Mixed Use and Eastern		
25	Neighborhoods Mixed Use Districts, the minimu	um rear yard depth shall be equal to 25% of the		

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3 in subsection (c) below. \* \* \* 4 (B) 5 NC-2, NCT-2, Ocean Avenue, Castro Street, Divisadero Street 6 NCT, Excelsior-Outer Mission Street, Inner Clement Street, Upper Fillmore Street, Judah 7 Street, Noriega Street, North Beach, Taraval Street, Union Street, Valencia Street, 24th 8 Street-Mission, Glen Park, Regional Commercial District and Folsom Street Districts. Rear 9 yards shall be provided at the second story, and at each succeeding story of the building, and at the *fF*irst *sS*tory if it contains a dD welling *uU*nit. 10 \* \* \* \* 11 12 (C) RC-3, RC-4, NC-3, NCT-3, Broadway, Fillmore Street NCT, 13 Hayes-Gough NCT, SoMa NCT, Mission Street NCT, Polk Street, Pacific Avenue, C, M, SPD, RSD, SLR, SLI, SSO, MUR, MUG, MUO, and UMU Districts. Rear yards shall be 14 15 provided at the lowest story containing a Dwelling Unit, and at each succeeding level or story 16 of the building. In the Hayes-Gough NCT, lots fronting the east side of Octavia Boulevard 17 between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are 18 not required to provide rear yards at any level of the building, provided that the project fully 19 meets the usable open space requirement for Dwelling Units per Section 135 of this Code, the 20 exposure requirements of Section 140, and gives adequate architectural consideration to the 21 light and air needs of adjacent buildings given the constraints of the project site. (D) 22 **Upper Market NCT** *and Upper Market NCD*. Rear yards shall be 23 provided at the grade level, and at each succeeding story of the building. For buildings in the

Upper Market NCT that do not contain *+R*esidential *+U*ses and that do not abut adjacent lots

total depth of the lot on which the building is situated, but the required rear yard of SRO

buildings not exceeding a height of 65 feet shall be reduced in specific situations as described

25

24

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1	with an existing pattern of rear yards or mid-block open space, the Zoning Administrator may		
2	waive or reduce this rear yard requirement pursuant to the procedures of subsection (e).		
3	(E) <b>RED, RED-MX and WMUG Districts.</b> Rear yards shall be		
4	provided at the ground level for any building containing a $dD$ welling $uD$ int, and at each		
5	succeeding level or story of the building.		
6	* * * *		
7	SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-		
8	COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.		
9	* * * *		
10	(c) <b>Controls.</b> The following requirements shall generally apply, except for those		
11	controls listed in subsections (1) Above Grade Parking Setback and (4) Ground Floor Ceiling		
12	Height, which only apply to a "development lot" as defined above.		
13	In NC-S Districts, the applicable frontage shall be the primary facade(s) which contain		
14	customer entrances to commercial spaces.		
15	* * * *		
16	(4) <b>Ground Floor Ceiling Height.</b> Unless otherwise established elsewhere		
17	in this Code:		
18	(A) Ground floor <u><i>nN</i></u> on- <u><i>rR</i></u> esidential <u><i>uU</i></u> ses in UMU Districts shall have		
19	a minimum floor-to-floor height of 17 feet, as measured from grade.		
20	(B) Ground floor <u><i>nN</i></u> on- <u><i>rR</i></u> esidential <u><i>uU</i></u> ses in all C-3, <u>C-M</u> , NCT, DTR,		
21	Chinatown Mixed Use, RSD, SLR, SLI, SPD, SSO, RED-MX, WMUG, MUG, MUR, WMUO		
22	and MUO Districts shall have a minimum floor-to-floor height of 14 feet, as measured from		
23	grade.		
24	* * * *		
25			

### 1 SEC. 145.2. OUTDOOR ACTIVITY AREAS IN NC DISTRICTS.

2 The following provisions governing *•O*utdoor *aA*ctivity *aA*reas shall apply in NC
3 Districts.

In order to provide for limited commercial *oQ*utdoor *aA*ctivity *aA*reas, which promote
active street life, but do not detract from the livability of surrounding uses, *oQ*utdoor *aA*ctivity *aA*reas, *as defined in Section 790.70 of this Code*, in NC Districts shall be regulated below, except
in the Outer Clement Street Neighborhood Commercial District, where *oQ*utdoor *aA*ctivity *aA*reas shall be a *principal Principally pP*ermitted *#U*se if they existed prior to 1985. These
provisions shall not apply to those *#U*ses excepted from the requirement for location in an
enclosed building, *as set forth in Section 703.2(b) of this Code*.

- (a) An *o*<u>O</u>utdoor *a*<u>A</u>ctivity *a*<u>A</u>rea operated by a *c*<u>C</u>ommercial *u*<u>U</u>se is permitted as a
   *p*<u>P</u>rincipal *u*<u>U</u>se if located outside a building and contiguous to the front property line of the lot
   on which the *c*<u>C</u>ommercial *u*<u>U</u>se is located.
- 14 In NC-S Districts, an  $\Theta$  outdoor  $\alpha$  ctivity  $\alpha$  rea is permitted as a p principal  $\mu$  vertice if 15 located within the boundaries of the property and in front of the primary facades which contain 16 customer entrances and if it does not obstruct pedestrian traffic flow between store entrances 17 and parking facilities.
- (b) An *o*<u>O</u>utdoor *a<u>A</u>ctivity <i>a<u>A</u>rea* which does not comply with the provisions of
  Paragraph 1 of this <u>S</u><u>s</u>ubsection (*b*) is permitted as a *e<u>C</u>onditional <u><i>u*U</u>se, <u>subject to the provisions</u> *set forth in Sections 316 through 316.8 of this Code*.
- In addition to the criteria of Section 303(c) of this Code, the *City* Planning Commission
   shall find that:
- 23 (1) The nature of the activity operated in the *oO*utdoor *aA*ctivity *aA*rea is
  24 compatible with surrounding uses;
- 25

1	(2) The operation and design of the <u>o</u> <u>O</u> utdoor <u>a</u> <u>A</u> ctivity <u>a</u> <u>A</u> rea does not
2	significantly disturb the privacy or affect the livability of adjoining or surrounding residences;
3	(3) The <u><i>h</i>H</u> ours of $\partial \underline{O}$ peration of the activity operated in the $\partial \underline{O}$ utdoor
4	aActivity aArea are limited so that the activity does not disrupt the viability of surrounding uses.
5	SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES.
6	* * * *
7	(b) <b>Applicability.</b> The requirements of this Section apply to the following street
8	frontages.
9	* * * *
10	(24) Buchanan Street, between Post Street and Sutter Street; and
11	(25) Post Street, between Fillmore Street and Laguna Street on the south side and
12	between Webster Street and Laguna Street on the north side- <u>; and</u>
13	(26) Divisadero Street for the entirety of the Divisadero Street NCT District.
14	(27) The entirety of the North Beach Neighborhood Commercial District and North Beach
15	<u>Special Use District.</u>
16	(c) <b>Definitions.</b>
17	"Active commercial uses" shall include those uses specifically identified below in Table
18	145.4, and:
19	(1) Shall not include <u>Automotive</u> <u>#Uses</u> <del>oriented to motor vehicles</del> except for
20	aAutomobile $sS$ ale or $rR$ ental <u>uses</u> where curb-cuts, garage doors, or loading access are not
21	utilized or proposed, and such sales or rental activity is entirely within an enclosed building
22	and does not encroach on surrounding sidewalks or open spaces;
23	(2) Shall include <u><i>pP</i></u> ublic <u><i>Facilities</i> uses</u> <u>as defined in Section 102 and a Public</u>
24	Uses as defined in Section 890.80, except for #Utility iInstallations; and
25	

## (3) Shall not include Residential Care Facilities as defined in Sections 102,

2 <del>790.50, 790.51,</del> and 890.50

3

Table 145.4

4 5 6 7 8	Neighborhood Commercial, and Residential- Commercial	<del>Neighborhood</del> <del>Commercial</del>	Reference for Mixed Use Districts	Use
9	<del>N/A-<u>102</u></del>	<del>790.4</del>	890.4	Amusement Game Arcade
10	102	<del>790.6</del>	890.6	Animal Hospital
11 12	102	<del>790.12</del>	890.13	Automobile Sale or Rental (see qualification, above)
13	102	<del>790.22</del>	<u>102</u> <del>790.22</del>	Bar
14 15 16	N/A	<del>N/A</del>	890.23	Business Goods and Equipment Sales and Repair Service
17	<u>102</u>		<u>N/A</u>	Chair and Foot Massage
18	102	<del>N/A</del>	N/A	Child Care Facility
19	102	N/A	N/A	Community Facility
20	102	<del>790.34</del>	<u>102</u> <del>790.34</del>	Eating and Drinking Use
21	102	N/A	N/A	Entertainment, General
22 23	N/A	<del>790.38</del>	890.37	Entertainment, Other
23 24	<u>102</u>		<u>N/A</u>	Grocery, General
25	<u>102</u>		<u>N/A</u>	Grocery, Specialty

1	102	N/A	890.39	Gift Store-Tourist Oriented
2	<u>102</u>		<u>N/A</u>	<u>Gym</u>
3 4	N/A	<del>790.50, 790.51</del>	890.50	Institutions, Other (see qualification, above)
5 6	102	N/A	890.51	Jewelry Store
7	102	<del>790.141</del>	890.133	Medical Cannabis Dispensary
8	102	<del>790.68</del>	890.68	Neighborhood-Serving Business
9 0	102	<del>N/A</del>	890.69	Non-Auto Vehicle Sales or Rental (see qualification, above)
1	<del>102</del>	<del>790.70</del>	<del>890.71</del>	Outdoor Activity Area
2	<u>102</u>		<u>N/A</u>	<u>Pharmacy</u>
3 4	102	N/A	N/A	Post-Secondary Educational Institution
4 5	102	N/A	N/A	Public <u>Facility</u> <del>Facilities</del>
6	N/A	<del>790.80</del>	890.80	Public Use (see qualification, above)
7	102	N/A	N/A	Religious Institution
8	102	<del>790.91</del>	<u>102</u> <del>790.91</del>	Restaurant
9	102	<del>790.90</del>	<u>102</u> <del>790.90</del>	Restaurant, Limited
20 21	<u>102</u>		<u>N/A</u>	Sales and Services, General Retail
22	N/A	<del>790.102</del>	890.102	Sales and Services, Other Retail
23	<del>102</del> <u>N/A</u>	790.104	890.104	Sales and Services, Retail
24	102	N/A	N/A	School

1	102	<del>790.110</del>	890.110	Service, Financial
2	102	<del>N/A</del>	N/A	Service, Health
3	<u>102</u>		<u>N/A</u>	Services, Instructional
4 5	102	<del>790.112</del>	890.112	Service, Limited Financial
6	N/A	<del>790.114</del>	890.114	Service, Medical
7	102	<del>790.116</del>	890.116	Service, Personal
8	<u>102</u>		<u>N/A</u>	Service, Retail Professional
9	<u>102</u>		<u>N/A</u>	Social Service or Philanthropic Facility
10	102	<del>790.123</del>	890.123	Tobacco Paraphernalia Establishment
11 12	102	<del>790.124</del>	890.124	Trade Shop
13	102	<del>790.140</del>	<del>890.140</del>	Walk-Up Facility

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#### 14

# 15 SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-

# 16 STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.

17

(r) Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages. In
 order to preserve the pedestrian character of certain downtown and neighborhood commercial
 districts and to minimize delays to transit service, garage entries, driveways or other vehicular
 access to off-street parking or loading (except for the creation of new publicly-accessible
 streets and alleys) shall be regulated on development lots as follows on the following street
 frontages:

24 (1) Folsom Street, from Essex Street to the Embarcadero, not permitted except25 as set forth in Section 827.

\* \* \*

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\* \*

1	(2) Not permitted:
2	* * * *
3	(CC) Buchanan Street from Post Street to Sutter Street.
4	(DD) Grant Avenue between Columbus Avenue and Filbert Street,
5	(EE) Green Street between Grant Avenue and Columbus/Stockton.
6	* * * *
7	SEC. 177. LEGITIMIZATION OF CERTAIN MASSAGE ESTABLISHMENTS.
8	* * * *
9	(b) Legitimization Program for Certain Massage Establishments. A Massage
10	Establishment shall be considered a <i>Llegal nonconforming use Non Conforming Use, as defined</i>
11	in Section 180, or a $P_p$ ermitted Conditional Use, and shall be authorized to continue to operate
12	without obtaining a Conditional Use authorization from the Planning Commission, as required
13	by Sections 102, 790.60, and 890.60 of this Code, if it meets all of the following requirements:
14	* * * *
15	(g) <b>Sunset.</b> Unless readopted, this Section 177 shall sunset 18 months after its
16	effective date of June 27, 2015. The City Attorney is hereby authorized to direct the Publisher to
17	delete Section 177 on or after December 27, 2016.
18	SEC. 178. CONDITIONAL USES.
19	* * * *
20	(c) Enlargement, Alteration, or Intensification.
21	* * * *
22	(3) <b>Formula Retail.</b> With regard to Formula Retail uses, a change of owner
23	or operator of a Formula Retail establishment is determined to be an intensification of use and
24	a new Conditional Use authorization shall be required if one or more of the following occurs:
25	

(A) Change of $\frac{uU}{U}$ se category, including a change from one $\frac{uU}{U}$ se to
another within the sub-categories of #Uses set forth in the definition of General Retail Sales and
<u>Service in</u> <del>Planning Code</del> Sections <u>102</u> <del>790.102</del> and Other Retail Sales and Service in Section
890.102 <u>of this Code;</u>
* * * *
SEC. 186.1. EXEMPTION OF NONCONFORMING USES IN NEIGHBORHOOD
COMMERCIAL DISTRICTS.
* * * *
(d) <b>Discontinuance.</b> A nonconforming use that is discontinued for a period of three
years, or otherwise abandoned or changed to another use that is listed in Article 7 of this
Code as a principal or conditional use for the district in which the use is located shall not be
reestablished, except for in the following instances:
(1) In the North Beach, Castro Street, and Haight Street Neighborhood
Commercial Districts the period of non-use for a nonconforming use to be deemed
discontinued shall be 18 months, except in the North Beach Neighborhood Commercial District, the
period of non-use for a Restaurant use, as defined in Section 790.91, to be deemed discontinued shall
be three years.
* * * *
SEC. 201. CLASSES OF USE DISTRICTS.
In order to carry out the purposes and provisions of this Code, the City is hereby
divided into the following classes of use districts:
* * * *
Neighborhood Commercial Districts (NC) (Also see Article 7)
General Neighborhood Commercial Districts (Defined in Sec.702 <u>(a)(1)</u> -1)

1	NC-1	Neighborhood Commercial Cluster District (Defined in Sec. 710 <del>.1</del> )
2	NC-2	Small-Scale Neighborhood Commercial District (Defined in Sec. 711 <del>./</del> )
3	NC-3	Moderate-Scale Neighborhood Commercial District (Defined in Sec. 712 <del>.1</del> )
4 5	NC-S	Neighborhood Commercial Shopping Center District (Defined in Sec. 7131)

	Named Neighborhood Commercial Districts (Defined in Sec. 702( <u>a)(1)</u> -1)
Br	oadway Neighborhood Commercial District (Defined in Sec. 714.1)
Ca	astro Street Neighborhood Commercial District (Defined in Sec. 7151)
Ini	ner Clement Street Neighborhood Commercial District (Defined in Sec. 716)
0	uter Clement Street Neighborhood Commercial District (Defined in Sec. 717)
E>	celsior Outer Mission Neighborhood Commercial District (Defined in Sec.72045.1)
Up	oper Fillmore Street Neighborhood Commercial District (Defined in Sec. 718.1)
Ha	aight Street Neighborhood Commercial District (Defined in Sec. 719.4)
Irv	<i>ving Street <u>North Beach</u></i> Neighborhood Commercial District (Defined in 7 <u>22</u> 40.1)
Ju	<i>dah Street <u>Polk Street</u></i> Neighborhood Commercial District (Defined in Sec. 7 <u>23</u> 42.1)
$U_{l}$	oper Market <u>Sacramento Street Neighborhood Commercial District</u> (Defined in Sec. 7 <u>24</u> 1.
Ne	o <del>riega</del> <u>Union</u> Street Neighborhood Commercial District (Defined in Sec. 7 <u>25</u> 39.1)
Ne	orth Beach 24th Street - Noe Valley Neighborhood Commercial District (Defined in Sec.
72	2 <u>8</u> 2.1)
Pa	weific West Portal Avenue Neighborhood Commercial District (Defined in Sec. 72932.1)
<u>P</u> 6	olk Street Inner Sunset Neighborhood Commercial District (Defined in Sec. 73023.1)

1	Sacramento	Street <u>Pacific Avenue</u> Neighborhood Commercial District (Defined in Sec. 72 <u>6</u> 4.1)				
2	Inner Sunset	- <u>Noriega Street</u> Neighborhood Commercial District (Defined in Sec. 73 <u>10.1</u> )				
3	Taraval Stre	et- <u>Irving Street</u> Neighborhood Commercial District (Defined in 7 <u>3241.1</u> )				
4	24th Street-N	<i>Joe Valley Taraval Street</i> Neighborhood Commercial District (Defined in Sec.				
5 6	7 <u>33</u> 28.1)					
7	Union Street	- <i>Judah Street</i> Neighborhood Commercial District (Defined in Sec. 7 <u>34</u> 25.1)				
8	Japantown N	leighborhood Commercial District (Defined in Sec. 721)				
9						
10 11		Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 <u>(a)(2)</u> -1)				
12	NCT-1	Neighborhood Commercial Transit Cluster District (Defined in Sec. 7 <u>50</u> 33A.1)				
13 14	NCT-2	Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 7 <u>51</u> 34.1)				
15	NCT-3	Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 7 <u>52</u> 31.1)				
16		·				
17 18		Named Neighborhood Commercial Transit (NCT) Districts (Defined in Sec. 702 <u>(a)(2)-1)</u>				
10	<del>Divisadero</del>	<u>Street</u> <u>Hayes- Gough</u> NCT (Defined in Sec. 7 <u>61</u> 46)				
20	<u>Fillmore_Va</u>	ulencia Street NCT (Defined in Sec. 7 <u>62</u> 47)				
21	<i>Folsom-24<sup>th</sup></i> Street <u>- <i>Mission</i></u> NCT (Defined in Sec. 7 <u>63</u> 43.1)					
22	Glen Park Upper Market Street NCT (Defined in Sec. 76438.1)					
23	Hayes Gough SoMa NCT (Defined in Sec. 7 <u>53</u> 20.1)					
24 25	Upper Mar	ket <u>Mission</u> Street NCT (Defined in Sec. 7 <u>54</u> 33.1)				

1	Mission Street Ocean Avenue NCT (Defined in Sec. 7 <u>55</u> 36.1)
2	Ocean Avenue Glen Park NCT (Defined in Sec. 75637.1)
3	Regional Commercial District Folsom Street NCT (Defined in Sec. 7 <u>57</u> 44)
4	
5	SoMa NCT <u>Regional Commercial District</u> (Defined in Sec. 7 <u>5835.1</u> )
6	24th- <u>Divisadero</u> Street — <u>Mission</u> -NCT (Defined in Sec. 7 <u>59</u> 27.1)
7	<i>Valencia</i> <u>Fillmore</u> Street NCT (Defined in Sec. 7 <u>60</u> 26.1)
8	* * * *
9	SEC. 202. USES PERMITTED BY THIS CODE.
10	(a) The use limitations of this Code shall be set forth in Articles 2, 6, 7, 8, and 9 for
11	the use districts of the City, as established by Section 201 of this Code and as shown on the
12	Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105.
13	The #Uses permitted under this Code shall consist of the following:
14	(1) Principal #Uses, as defined in Section 102 of this Code; permitted as of right in
15	each established district where listed for that class of districts in Articles 2, 7, 8, and 9 as regulated
16	herein and elsewhere in this Code.
17	(2) Conditional #Uses, as defined in Section 102 of this Code; and permitted in each
18	established district when authorized by the Planning Commission under Section 303 of this Code,
19	where listed for that class of districts in Articles 2, 7, 8, and 9 and as regulated herein and elsewhere in
20	this Code.
21	(3) Accessory <i>uUses, as defined in Section 102 of this Code for such permitted</i>
22	principal and conditional uses, as defined and regulated in Sections 204 through 204.5, Section
23	703.2(b)(1)(C), Section 803.3(b)(1)(C), Section 903(a)(3), and Section 986 of this Code. Any uUse not
24	qualified under such sections as an $aA$ ccessory $uU$ se shall be classified as a $pP$ rincipal Use or
25	eConditional $#U$ se.

1	* * * *
2	SEC. 202.1. ZONING CONTROL TABLES.
3	* * * *
4	(d) The uses and features listed in the Zoning Control Tables in Articles 2, 7, 8, and
5	9 are permitted in the Districts as indicated by the following symbols in the respective columns
6	for each district:
7	* * * *
8	R: Required.
9	1st: First Story and below.
10	2nd: Second Story
11	<u>3rd+ Third Story and above</u>
12	* * * *
13	SEC. 202.2. LOCATION AND OPERATING CONDITIONS.
14	* * * *
15	(f) <b>Residential Uses.</b> The Residential #Uses listed below shall be subject to the
16	corresponding conditions:
17	(1) Senior Housing. In order to qualify as <u>Senior Housing, as defined in Section</u>
18	<u>102 of this Code, a "dwelling specifically designed for and occupied by senior citizens,"</u> the following
19	definitions shall apply and shall have the same meaning as the definitions in California Civil
20	Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall
21	apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any
22	Senior Housing development specifically designed for and occupied by senior citizens must also be
23	consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and
24	Housing Act, California Government Code Sections 12900-12996.
25	* * * *

1 (C) "Senior Citizen Housing Development" means a residential 2 development developed, substantially rehabilitated, or substantially renovated for senior 3 citizens that has at least 35 dD welling #Units. Any sSenior eCitizen hHousing dD evelopment 4 that is required to obtain a public report under Section 11010 of the Business and Professions 5 Code and that submits its application for a public report after July 1, 2001, shall be required to 6 have been issued a public report as a sSenior eCitizen hHousing dDevelopment under Section 7 11010.05 of the Business and Professions Code. No housing development constructed prior 8 to January 1, 1985, shall fail to qualify as a *s*Senior *eC*itizen *h*Housing *d*Development because 9 it was not originally developed or put to use or occupancy by senior citizens.

(D) **Requirements.** In order to qualify as <u>Senior Housing</u> a dwelling
 specifically designed for and occupied by senior citizens for purposes of Section 209.1, the proposed
 project must meet all of the following conditions:

13

14 (ii) **Occupancy.** Each proposed *dD* welling *HU* nit must be 15 initially put to use by senior citizens and shall be limited to the occupancy of senior citizens or 16 other qualifying residents under Civil Code Section 51.3 for the actual lifetime of the building, 17 regardless of whether the units will be owner-occupied or renter-occupied. The project must 18 meet all of the requirements of Civil Code Section 51.3 including, but not limited to, the requirement that the covenants, conditions, and restrictions shall set forth limitations on 19 20 occupancy, residency, and use based on age. Any such limitation shall not be more exclusive 21 than to require that one person in residence in each dD welling #U nit may be required to be a 22 senior citizen and that each other resident in the same dD welling uD it may be required to be 23 a qualified permanent resident as defined in Civil Code Section 51.3(b), a permitted health 24 care resident as defined in Civil Code Section 51.3(b), or a person under 55 years of age whose occupancy is permitted under Civil Code Section 51.3 or Section 51.4(b). That 25

limitation may be less exclusive but shall at least require that the persons commencing any
occupancy of a <u>dD</u>welling <u>uD</u>nit include a senior citizen who intends to reside in the unit as his
or her primary residence on a permanent basis. The application of the rules set forth in this
Section and in State law may result over time in less than all of the <u>dD</u>wellings being actually
occupied by a senior citizen.

6

\* \* \* \*

\* \*

(iv) Location. The proposed project must be within a ¼ of a
mile from a NC*Đ*-2 (Small-Scale Neighborhood Commercial District) zoned area or higher,
including NCT and named *nN*eighborhood *eC*ommercial districts, and must be located in an
area with adequate access to services, including but not limited to transit, shopping, and
medical facilities;

12

13 (E) **Density.** For the purpose of qualifying for and receiving additional 14 density at a density ratio or number of *dD* welling *HU* nits not exceeding twice the number of 15 *dD*welling *uU*nits otherwise permitted, the project sponsor shall enter into a contract with the City acknowledging that the additional density received under Section  $207(c)(3) \frac{209.1(m) \text{ or } (o)}{209.1(m) \text{ or } (o)}$ 16 17 is a form of assistance specified in California Government Code Sections 65915 et seq. for 18 purposes of Civil Code Section 1954.52(b) of the Costa-Hawkins Rental Housing Act. All such contracts must be reviewed and approved by the Mayor's Office of Housing and approved as 19 20 to form by the City Attorney. All contracts that involve 100% *percent* affordable housing 21 projects in the residential portion shall be executed by the Director of the Mayor's Office of Housing and Community Development (MOHCD). Any contract that involves less than 100% 22 23 *percent* affordable housing in the residential portion, may be executed by either the Director of MOHCD the Mayor's Office of Housing or, after review and comment by the MOHCD Mayor's 24 Office of Housing, the Director of Planning Director. 25

1 (g) Other Uses. The uses listed below are subject to the corresponding controls: 2 (1)Small Enterprise Workspace (S.E.W.). S.E.W.'s are subject to the following conditions: 3 \* \* \* 4 S.E.W. projects shall provide a PDR Business Plan in accordance 5 (D) 6 with the requirements of Section 210.3C of this Code  $\frac{219.1(c)(9)}{c}$ . \* \* \* 7 SEC. 202.3. LIMITATION ON CHANGE IN USE OR DEMOLITION OF GENERAL 8 9 **GROCERY USE.** Notwithstanding any other provision of this Article, a change in use or demolition of a 10 General Grocery use, as defined set forth in Section 102 and as further defined in Section 790.102, 11 12 which use exceeds 5,000 gross square feet shall require Conditional Use authorization 13 pursuant to Section 303 of this Code. This Section shall not authorize a change in use if the 14 new HUse or HUses are otherwise prohibited. SEC. 202.5. CONVERSION OF AUTOMOTIVE SERVICE STATIONS. 15 \* \* \* 16 17 (f) Demolition and Tank Removal. \* \* \* 18 19 (2)Notwithstanding  $S_s$  ubsections (f)(1)(A) and (f)(1)(B) above, if a service 20 station is owned by a lessee of the property and the property lease was signed prior to the 21 effective date of Ordinance 288-91, which lease permits or requires the lessee to remove the service station from the property before or after the expiration or termination of the lease, and 22 23 the lease has expired or terminated or will do so within 60 days, the lessee may cease operation of the service station as permitted or required in the lease. Nothing in this provision, 24 however, shall relieve the property owner from continued use of property as an Automotive 25

1	Service Station as defined by Sections 102 790.17 and 890.18 of this Code or the
2	requirements of $S_{\underline{s}}$ ubsection (f)(1)(A) above.
3	* * * *
4	SEC. 204. ACCESSORY USES, GENERAL.
5	<u>This Section 204</u> Subject to the limitations set forth in this Code, and especially as specified in
6	Sections 204.1 through 204.5, shall regulate Accessory Uses, as defined in Section 102. Any use
7	which does not qualify as an Accessory Use shall be classified as a Principal or Conditional Use,
8	unless it qualifies as a temporary use under Sections 205 through 205.4 of this Code. related minor use
9	that is either (a) necessary to the operation or enjoyment of a lawful principal use or conditional use;
10	or (b) appropriate, incidental, and subordinate to any such use; and (c) in the case of Internet Services
11	Exchange as defined in Section 102, which use does not exceed 25,000 gross square feet of floor area
12	or use more than two megawatts of back-up power generators, shall be permitted as an accessory use
13	when located on the same lot, provided, however, that in the Outer Clement Neighborhood Commercial
14	District the storage of materials for a commercial use shall be permitted as an accessory use if the
15	storage occurred prior to 1985, if it is within 200 feet of the use to which it is accessory, if it is
16	accessible to the principal permitted use without the use of a public sidewalk or other public right-of-
17	way, and if the provision of storage would not conflict with the provisions of Section 145.1 relating to
18	street frontage in N-C Districts. In PDR Districts, accessory uses to non-Office uses (as defined in
19	Section 102) may occupy space that is non-contiguous or on a different story as the principal use so
20	long as the accessory use is located in the same building as the principal use and complies with all
21	other restrictions applicable to such accessory uses.
22	SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.
23	Except for Single Room Occupancy Units in the South of Market Mixed Use Districts,
24	the density limitations for Group Housing or Homeless Shelters, as described in Sections 102,
25	<del>790.88(b) and (c)</del> and 890.88(b) and (c) of this Code, shall be as follows:

1

\* \* \* \*

\* \* \* \*

- 2
- SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.
- 3 4

Table 209.1ZONING CONTROL TABLE FOR RH DISTRICTS

5		•					
6	Zoning Category	Ş	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
7		References					
8	RESIDENTIAL STANDARDS AND US	ES					
9	* * * * Residential Uses						
10						B up to t	wo units per
11						-	second unit
12							
13							quare feet or
14				Pupt	to one	less. C u	ip to one
				unit p		unit per :	3,000
15				up to one unit	square f	eet of lot	
16			One	per 3,	000	area, wit	h no more
17	Residential Density, Dwelling Units	dential Density, Dwelling Units      § 207  ເ	unit per	squar	e feet of	than thre	e units per
18	<u>(6)</u> <del>(7)</del>		lot.	lot are	ea, with	lot.	
19				no mo	ore than	P up to t	wo units per
20				three	units	lot. C up	o to one unit
21				per lo	t.		0 square
22				•		feet of lo	
23							hree units
24						_	
25						per lot.	C up to one

		-				
					unit per 1,0	00
					square feet	of lot
					area.	
* * *						
NON-RESIDENTIAL STANDARDS A	ND USES					
* * *						
Sales and Service Category					I	T
Retail Sales and Service Uses <u>*</u>	§ 102	NP	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C (4)	C (4)
Mobile Food Facility	<del>§ 102</del>	<del>P (5)</del>	<del>P (5)</del>	<del>P (5)</del>	<del>P (5)</del>	<del>P (5)</del>
			С	С		
Mortuary	§ 102	C <u>(5)<del>(6)</del></u>	<u>(5)<del>(</del>6)</u>	<u>(5)<del>(6)</del></u>	C <u>(5)<del>(6)</del></u>	C <u>(5)<del>(6)</del></u>
Non-Retail Sales and Service*	§ 102	NP	NP	NP	NP	NP
* * * *	1				1	1
Not listed below.						
(1) P for Limited Commercial Uses	per § 136.1	(a) only; o	therwise	e NP.		
(2) C required for 15 or more childre	en.					
(3) C required for 7 or more person	S.					
4) C for 5 or fewer guest rooms or	suites of roo	oms; NP fo	or 6 or r	nore gu	est rooms.	
5) Use must be located on a parcel the	<del>at contains a</del>	Hospital or	r a Post-	<del>Seconda</del>	<del>ry Educatior</del>	<del>ıal</del>
Institution, additional operating restric	etions apply.					

(5) (6) Must be located on a landmark site, and where the site is within a Height and Bulk 

District of 40 feet or less, and where a columbarium use has lawfully and continuously 

operated since the time of designation.

(6) (7) Construction of Accessory Dwelling Units may be permitted pursuant to Section

207(c)(4). 

6	Table 209.2						
7		Z(	ONING CONTRO	OL TABLE FOR	R RM DISTRICT	S	
8 9	Zoning Category	, References	RM-1	RM-2	RM-3	RM-4	
9 10 11	* * * * RESIDENTIAL * * * *	L STANDAR	DS AND USES				
12	Residential U	ses					
13 14 15 16 17	Residential Density, Dwelling Units <u>(7) <del>(8)</del></u>	§ 207	per 800 square	per 600 square	Up to one unit per 400 square feet of lot area	feet of lot area.	
18 19 20 21 22 23 24 25		§§ 102, 202.2(f)	a <u><i>pP</i></u> rincipal <u>#U</u> s of § 202.2(f)(1). C up to twice th a <u><i>p</i>P</u> rincipal <u>#U</u> s	se in the district e number of dw se in the district	and meeting all velling units othe	rwise permitted as the requirements rwise permitted as requirements of (iv), related to	

Residential Density, Group Housing	§ 208	P <u>(6)</u> <del>(7)</del> , Up to one bedroom for every 275 square feet of lot area.	P <u>(6)</u> <del>(7)</del> , Up to one bedroom for every 210 square feet of lot area.	P <u>(6)</u> (7), Up to one bedroom for every 140 square feet of lot area.	P <u>(6)<del>(7)</del>,</u> Up to one bedroom fe every 70 squar feet of
Homeless Shelter	§§ 102, 208	Р	Р	Ρ	Р
	DENTIAL S	TANDARDS AND	DUSES		
Retail Sales and Service		NP	NP	NP	NP
Retail Sales				NP	NP
* * * * Retail Sales and Service Uses*	§ 102 § 102	NP	NP		
* * * * Retail Sales and Service Uses* Hotel Mobile Food	§ 102 § 102	NP	NP	NP	С

\* \* \* \*

23

24

\* Not listed below.

(1) P for Limited Commercial Uses per § 136.1(a) only, otherwise NP.

25 (2) C required for 15 or more children.

- 1 (3) C required for 7 or more persons.
- 2 (4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms.

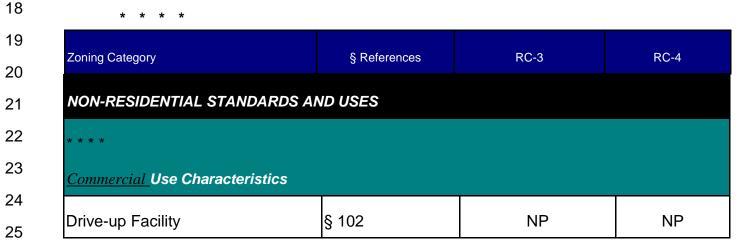
3 (5) Use must be located on a parcel that contains a Hospital or a Post-Secondary

4 *Educational Institution, additional operating restrictions apply.* 

- 5 (5) (6) Must be located on a landmark site, and where the site is within a Height and
- 6 Bulk District of 40 feet or less, and where a columbarium use has lawfully and
- 7 continuously operated since the time of designation.
- 8 (6) (7) C required if the Group Housing is affiliated with and operated by a Hospital
- 9 or an Institutional Educational Use as defined in Section 102.
- (7) (8) Construction of Accessory Dwelling Units may be permitted pursuant to
   Section 207(c)(4).
- 12 (8) (9) For purposes of this calculation, a Dwelling Unit in this district containing no
- 13 more than 500 square feet of net floor area and consisting of not more than one
- 14 habitable room in addition to a kitchen and a bathroom may be counted as equal to
- 15 three-quarters of a Dwelling Unit.
- 16







Formula Retail	§§ 102, 303.1	С	С
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>
Open Air Sales	§ 102	NP	NP
Outdoor Activity Area	§ 102	P (1)	P (1)
Walk-up Facility	§ 102	Р	Р
Waterborne Commerce	<del>§ 102</del>	NP	NP
* * * *			
4) C required if located on t	the second floor <u>or above</u> .	NP above second floor	<del>.</del>
* * * *		-	
	Table 210.1		
	ROL TABLE FOR C-2 DIS	STRICTS	
		STRICTS § References	C-2
Zoning Category	ROL TABLE FOR C-2 DIS		C-2
Zoning Category	ROL TABLE FOR C-2 DIS		C-2
ZONING CONTR Zoning Category NON-RESIDENTIAL STANDA **** Commercial Use Characteris	ROL TABLE FOR C-2 DIS		C-2
Zoning Category NON-RESIDENTIAL STANDA * * * * Commercial Use Characteris	ROL TABLE FOR C-2 DIS RDS AND USES		C-2 P
Zoning Category NON-RESIDENTIAL STANDA * * * * Commercial Use Characteris Drive-up Facility	ROL TABLE FOR C-2 DIS RDS AND USES Stics	§ References	
Zoning Category NON-RESIDENTIAL STANDA **** Commercial Use Characteris Drive-up Facility Formula Retail	ROL TABLE FOR C-2 DIS RDS AND USES Stics	§ References	Ρ
Zoning Category NON-RESIDENTIAL STANDA * * * * Commercial Use Characteris Drive-up Facility Formula Retail <u>Maritime Use</u>	ROL TABLE FOR C-2 DIS RDS AND USES Stics	§ References	P
Zoning Category NON-RESIDENTIAL STANDA	ROL TABLE FOR C-2 DIS RDS AND USES Stics \$ \$ \$ \$ \$ \$ \$ \$	§ References           102           § 102, 303.1	Р Р <u>Р</u>

Waterborne Commerce				<del>§ 102</del>		Р
* * * *			Table 21		10701070	
Zoning Category	<b>ZONING</b> § References	C-3-0	C-3-O(SD)	FOR C-3 D C-3-R	C-3-G	C-3-5
NON-RESIDENTI	AL STANDAI	RDS AND U	ISES			
* * * *						
Commercial Use	Characterist	ics				
Drive-up Facility	§ 102	NP	NP	NP	NP	NP
Formula Retail	§§ 102, 303.1	Р	Ρ	Ρ	P (6)	Р
<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Open Air Sales	§ 102	Р	Ρ	Ρ	Р	Р
Outdoor Activity Area	§ 102	Р	Ρ	Ρ	Р	Р
Walk-up Facility	§ 102	Р	Р	Р	Р	Р
<del>Waterborne</del> <del>Commerce</del>	<del>§ 102</del>	<del>NP</del>	<del>NP</del>	<del>NP</del>	NP	NP
* * * *	ZONING		Table 21 DL TABLE	0.3 FOR PDR I	DISTRICTS	
Zoning Category	§ References	PDR-1-1	D	PDR-1-D	PDR-1-G	PDR-2

1	* * * *					
2	NON-RESIDENTIAL STANDARDS AND USES					
3	* * * * Commercial Use Cha	vracteristics				
4 5	Drive-up Facility	§ 102	Ρ	Р	Р	Р
6 7	Formula Retail	§§ 102, 303.1, 786	P (17)	Р	Р	P (17)
8	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
9 10	Open Air Sales	§ 102	Ρ	Р	Р	Р
11 12	Outdoor Activity Area	§ 102	Ρ	Р	Р	Р
13 14	Small Enterprise Workspace	§§ 102, 202.2(g)	NP	Р	Р	NP
15 16	Walk-up Facility	§ 102	Р	Р	Р	Р
17 18 19	<del>Waterborne</del> <del>Commerce</del>	<del>§ 102</del>	NP	NP	<del>NP</del>	₽

19

20

21

22

# Table 210.4 ZONING CONTROL TABLE FOR M DISTRICTS

22						
	Zoning Category	§ References	M-1	M-2		
23	NON-RESIDENTIAL STANDARDS AND USES					
24	* * * *					
25	Commercial Use C	<b>Characteristics</b>				

\* \* \* \*

		-		
1	Drive-up Facility	§ 102	С	С
2		§§ 102,		
3	Formula Retail	303.1, 786	P (2)	P (2)
4		505.1, 700		
5	<u>Maritime Use</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>
6	Open Air		_	_
7	Sales	§ 102	Р	Р
8	Outdoor			
9	Activity Area	§ 102	Р	Р
10				
11	Walk-up	§ 102	Р	Р
12	Facility	0		
13	<del>Waterborne</del>			
14	<del>Commerce</del>	<del>§ 102</del>	<u>P</u>	<u>P</u>
15		I		
16	* * * *			
17	SEC. 231. LIM	TED CORNE	R COMMERCIAL USES IN RTO A	ND RM DISTRICTS.
18	* * * *			
19	(b) <b>Lc</b>	ocation. Uses	permitted under this section must b	be located:
20	(1)	) complete	ly within an RTO, RTO-M, RM-3, or	·RM-4 District;
21	(2)	) on or belo	ow the ground floor; and	
22	(3)		istricts, on a <i>e<u>C</u>orner-I<u>L</u>ot <del>as defined</del></i>	by Section 102.15, with no part
23			in 50 feet in depth from said corner	, as illustrated in Figure 231.
24		-	d but not deleted]	-
25			-	

1 (4) in RM-3, RM-4 and RTO-M Districts, on a eCorner lLot as defined in Section 2 102.15, with no part of the use extending more than 100 feet in depth from said corner. 3 (c) Permitted Uses. Any use is permitted which complies with the most restrictive use limitations for the *fF*irst *sS*tory and below of an NC-1 District, as set forth in Sections 4 5 710.10 through 710.95 of this Code. 6 (d) **Use Size.** No more than 1,200 *occupied* square feet of *Occupied Floor Area of* 7 commercial area in a RTO District and no more than 2,500 occupied square feet of 8 eCommercial Use area in a RM-3, RM-4 or RTO-M District shall be allowed per eCorner Lot, 9 except those lots which occupy more than one corner on a given block and which may provide an additional 1,200 occupied square feet of Occupied Floor Area of eCommercial Use area per 10 additional corner, so long as the commercial space is distributed equitably throughout 11 12 appropriate parts of the parcel or project. 13 SEC. 249.35A. FULTON STREET GROCERY STORE SPECIAL USE DISTRICT. 14 \* \* \* 15 **Controls.** The following controls apply to projects meeting the criteria of 16 (d) 17 subsection (c) and to any subsequent alterations or changes of use in a building approved 18 under this Section. \* \* \* 19 20 (4)All subsequent changes of use shall require Conditional Use 21 authorization from the Planning Commission. The only *n*Non-*r*Residential *u*Uses that may be 22 permitted in the space initially approved for a grocery store shall include Trade Shop (*Planning*) 23 Code Section 790.124), Institutional Uses, excluding Medical Cannabis Dispensaries, Hospitals and 24 Philanthropic Administrative Services Other Institutions, Large (Planning Code Section 790.50), 25 Other Institutions, Small (Planning Code Section 790.51), and Public Use (Planning Code Section

1	<del>790.80)</del> , exc	ept tha	it <del><i>Other</i></del>	<u>General</u> Retail Sales and Services, (Planning Code Section 790.102)			
2	Pharmacy, or Specialty Grocery uses may be permitted provided that no individual tenant						
3	occupies more than 3,000 square feet of $gG$ ross $fF$ loor $aA$ rea.						
4	* * * *						
5	SEC. 249.4	0A. SC	ОМА Ү	OUTH AND FAMILY SPECIAL USE DISTRICT.			
6	* *	* *					
7	(c)	Cont	rols.				
8		For t	he enti	re Special Use District, all provisions of the Planning Code shall			
9	continue to	apply,	except	for the following:			
10		(1)	The	ollowing uses shall require a Conditional Use authorization, pursuant			
11	to Section 3	803, un	less the	e underlying zoning is more restrictive:			
12			(A)	Religious facilities, as defined in Sec. 890.50(d);			
13			(B)	Bars, as defined in Sec. <u>102</u> <del>790.22</del> ;			
14			(C)	Liquor <u>s</u> tores, as defined in Sec. <u>102</u> <del>790.55</del> ;			
15			(D)	Amusement arcades, as defined in Sec. 890.4;			
16			(E)	Restaurants, as defined in Sec. <u>102</u> 790.91;			
17			(F)	Adult entertainment, as defined in Sec. 890.36;			
18			(G)	Other entertainment, as defined in Sec. 890.37;			
19			(H)	Movie theatres, as defined in Sec. 890.64;			
20			(I)	Parking lots, as defined in Sections 890.7, 890.9, and 890.11; and			
21			(J)	Parking garages, as defined in Sections 890.8, 890.10, and			
22	890.12.						
23		(2)	The	Land Dedication alternative is available for any project of 55 feet or			
24	more under	the sa	me terr	ns and conditions as provided for in Section 419 et seq.			
25							

1	(3) In addition to the controls above, the following provisions shall apply to all
2	properties that are not tangent to the following streets: Howard Street, Harrison Street.
3	Folsom Street, 4th, 5th, 6th and 7th Streets: Any project subject to Section 415 et seq. in
4	excess of 45 feet in height within this Special Use District shall be subject to the Tier C
5	affordable housing requirements of Sections 419 et seq.
6	* * * *
7	
8	
9	SEC. 249.60. MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT.
10	* * * *
11	(a) <b>Prohibition of New Liquor Stores.</b> No new Liquor Store, <i>as defined in Sections</i>
12	102 and 790.55 of this Code, shall be permitted in the SUD, except that an existing Liquor Store
13	may relocate pursuant to subsection (c) below.
14	(b) Allowed Alcohol-related Uses. Certain uses which are not likely to generate
15	negative impacts on the surrounding area shall be allowed within the SUD as set forth below:
16	(1) The following uses shall be eligible for liquor licenses transferred from
17	within the SUD as well as licenses transferred from outside the SUD:
18	(A) Bona Fide Eating Places. A Restaurant Use, as defined in Section
19	790.91 of this Code, operating as a Bona Fide Eating Place, as defined in Section 790.142, shall
20	be permitted to serve alcoholic beverages in this SUD.
21	(B) <b>Non-Profit Theaters.</b> A non-profit theater shall be permitted to
22	serve alcoholic beverages in this SUD. A "non-profit theater" shall mean a building or part of a
23	building intended to be used for the specific purposes of presenting any act, play, revue,
24	pantomime, scene, song, dance act, or song and dance act, conducted or participated in by
25	one or more persons, whether or not such person or persons are compensated for such

1 performance, and which is exempted from payment of income tax under Section 23701d of 2 the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue 3 Code of the United States. A "non-profit theater" shall not include any dance hall, as defined in Section 1022 of the San Francisco Police Code, a billiard parlor, pool hall, bowling alley, or 4 5 aAdult entertainment bBusiness as defined in Section 790.36 of this Code.

6 (C) Bowling Alleys and Mini-Golf Courses. A bowling alley or a 7 mini-golf course shall be permitted to serve alcoholic beverages along with any Restaurant 8 use which is functionally and/or physically integrated with such bowling alley or mini-golf 9 course. Other General Entertainment uses, as defined in Section 790.38, but excluding those uses that require a Place of Entertainment permit, shall be permitted to serve alcoholic beverages 10 11 along with any Restaurant use which is functionally and/or physically integrated with such 12 Other General Entertainment use.

13 (D) **Single Screen Movie Theaters.** A single screen *mM*ovie *tT*heater 14 shall be permitted to serve alcoholic beverages, provided that (i) such use *is defined as a movie* 15 theater in Section 790.64 of this Code and contains only a single screen and auditorium, (ii) only 16 beer and wine are offered for consumption, and (iii) such beer and wine are: (aa)a. only 17 consumed on the premises and primarily in the main theater auditorium, (bb)b. only sold and 18 consumed by ticketholders and only immediately before and during performances, and  $\frac{(cc)}{c}$ . 19 only offered in conjunction with the screening of films and not as an independent element of 20 the establishment that is unrelated to the viewing of films.

21 (2)The following uses shall be eligible for liquor licenses transferred from within the district: 22

23 (A) General Groceries as defined in Section 790.102 (a) of this Code or Specialty Groceries, as defined in Section 790.102 (b) that are 5,000 square feet or smaller so 24 25 long as the percentage of gross square footage devoted to alcohol sales is consistent with the limits set *forth in Section 703.2(b)(1)(C)(vi)*. Such use shall require a Conditional Use authorization and shall be limited to a Type 20 Liquor License for Specialty Groceries and General Groceries, except that such use shall not sell a single beer or malt beverage in a container size of 24 oz. or smaller, or sell any malt beverage with an alcohol content greater than 5.7% by volume; or any wine in a container size less than 375 ml or with an alcohol content of greater than 15% by volume, except for "dinner wines" that have been aged two years or more and maintained in a corked bottle.

8 (B) General Groceries as defined in Section 790.102 (a) of this Code or 9 Specialty Groceries, as defined in Section 790.102 (b) that are greater than 5,000 square feet. Such use shall require a Conditional Use authorization and shall be subject to the limitations set forth 10 in Section 790.55 of this Code. 11 12 (C) A new or relocated Bar, as defined in Section 790.22, shall be 13 considered pursuant to the underlying zoning, except that such authorization shall be as a Conditional Use. A new Bar shall use a liquor license transferred from another Bar from within 14

15 the SUD.

16 \* \*

(d) Good Neighbor Policies. The operating conditions established in Section 202.2
703.5 of this Code shall apply to all liquor establishments in this SUD in order to maintain the
safety and cleanliness of the premises and vicinity. In addition, all new, relocated, or
expanded liquor establishments, and any liquor establishment with a license referred for
review to the Planning Department by the State of California Department of Alcohol Beverage
Control, shall comply with the requirements set forth below. Liquor establishment shall have
the meaning set forth in subsection (c) above.

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## 25 SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.

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\* \* \* \*

2 (b) **Development Controls.** Development in the Parkmerced Special Use District 3 shall be regulated by the controls contained in the Parkmerced Design Standards and Guidelines, as adopted by the Planning Commission and periodically amended, except for 4 5 those controls specifically enumerated in this Section. Where not explicitly superseded by 6 definitions established in the Parkmerced Design Standards and Guidelines, the definitions in 7 this Code shall apply. All procedures and requirements in Article 3 shall apply to development 8 in this Special Use District to the extent that they are not in conflict with this Special Use 9 District or the Development Agreement, approved by the Board of Supervisors in Ordinance No. 89-11. The Planning Commission may amend the Parkmerced Design Standards and 10 Guidelines upon initiation by the Planning Department or upon application by an owner of 11 12 property within Parkmerced (or his or her authorized agent) to the extent that such 13 amendments are consistent with this Special Use District, the General Plan, and the approved 14 Development Agreement. \* \* \* 15 (2)16 Uses. (A) 17 **Principally Permitted Uses.** The following uses are principally 18 permitted: Parkmerced Residential (PM-R). Residential dDwelling 19 (i) 20 #Units; *Live/*#Work #Units, provided any such *Live/*#Work #Unit is intended for small home 21 business; community gathering spaces such as community rooms and kitchens, business centers, recreation facilities, and art facilities; and eChild eCare Facilities not larger than 5,000 22 23 occupied square feet; (ii) Parkmerced Mixed Use – Social Heart (PM-MU1). All 24 uses permitted in PM-R; locally serving *r*Retail Sales and *sServices* uses not larger than 15,000 25

1 occupied square feet per business establishment; one *full service* <u>General</u> <u>gG</u>rocery <u>sS</u>tore not 2 larger than 50,000 occupied square feet; and Business Service, Design pProfessional, medical 3 and Non-Retail Professional Service Uses business offices, provided such professional, medical or business office Non-Retail #Uses shall not exceed 10,000 occupied square feet per business if 4 5 located on the ground floor of any building;

6

#### (iii) Parkmerced Mixed Use – Neighborhood Commons (PM-

7 MU2). All uses permitted in PM-R; locally serving *r*Retail Sales and *s*Services Uses not larger 8 than 5,000 occupied square feet per business establishment; and Business Service, Design 9 *pP*rofessional, *medical* and *Non-Retail Professional Service Uses business offices* not larger than 5,000 occupied square feet per business, provided that such use does not occupy more than 10 2,000 occupied square feet per business establishment on the ground floor; 11

- 12 Parkmerced School (PM-S). Child eCare fFacilities, pre-(iv) schools and one elementary school; all uses permitted in PM-R provided at least 25,000 13 14 square feet of the above *s*School uses have been constructed or approved within the district. 15 Pursuant to this zoning designation, child care facilities, pre-schools and elementary school 16 uses shall provide direct access to adjacent, dedicated public open spaces;
- 17 (v) Parkmerced Community/Fitness (PM-CF). Recreation 18 facilities, spas, physical fitness facilities and other health and wellness related uses; 19 community gathering spaces such as community rooms and kitchens, business centers, 20 recreation facilities and art facilities; and retail intended to support community/fitness 21 activities, provided such use does not exceed 1,000 occupied square feet per business establishment; and 22

23

(vi) Parkmerced Open Space (PM-OS). Publicly-accessible open space and other open space amenities as specifically established in the Parkmerced 24 Design Standards and Guidelines, including: neighborhood commons; parks and passive 25

1 open space; plazas; recreational space including playgrounds and sports fields; *Large-Scale* 2 Urban Agriculture or Neighborhood Agriculture farms; one rRestaurant or Limited Restaurant not 3 exceeding 3,500 occupied square feet on Block 23 (as designated in the Parkmerced Design 4 Standards and Guidelines); farmer's markets; and farm support uses and food sales 5 accessory to on-site agriculture. Up to three retail kiosks are permitted on each of Juan 6 Bautista Circle and the land designated as a farm on Block 23 (each as designated and 7 described in Parkmerced Design Standards and Guidelines), provided each such kiosk does 8 not exceed 200 square feet. Up to four retail kiosks not exceeding 500 square feet each and 9 an aggregate total of 1,000 square feet, along with a retail bicycle shop not exceeding 3,200 square feet are permitted on Block 17 (as designated in the Parkmerced Design Standards 10 and Guidelines and also referred to as the "Transit Plaza"). 11

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\*

(C) Prohibited Uses. The following uses shall be prohibited within this
Special Use District: <u>dD</u>rive-<u>Up</u> <u>through</u> <u>Facility</u> <u>facilities</u>; <u>aA</u>dult <u>Business</u> <u>entertainment</u>; and
<u>gG</u>eneral <u>aA</u>dvertising <u>Sign</u>. Notwithstanding Sections (b)(1)(A) and (b)(1)(B) above, any <u>nN</u>on<u>rR</u>esidential <u>#U</u>se that could pose a nuisance to surrounding <u>rR</u>esidential <u>#U</u>ses shall be
prohibited.

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(5) Off-Street Automobile Parking. There is no minimum off-street parking
requirement for any use in this Special Use District. Upon completion of the Parkmerced
Project, the number of off-street parking spaces within this Special Use District shall not
exceed: one parking space per *residential dD*welling *uU*nit; one parking space per 500 square
feet of occupied <u>General gG</u>rocery store use; one parking space per 1,000 square feet of
occupied <u>sS</u>chool, *fitness* or eCommunity <u>Facility center</u>-use; and one parking space per 750
square feet of occupied space for all other *nNon-rR*esidential *uU*ses. Because the Project will

1 be built in phases, any off-street parking constructed that would cause the cumulative off-2 street parking in the Special Use District to exceed these ratios may not be used for parking 3 and shall be physically cordoned off to preclude parking use of such spaces (including prohibition of the commercial or public rental of such spaces on a daily, weekly, monthly or 4 5 annual basis) until such time as sufficient additional development is completed to bring the 6 overall parking ratios in conformance with the applicable ratio. At Project completion, the ratio 7 for off-street parking constructed shall not exceed the above ratios or the following total 8 amounts, whichever is less: 8,900 residential spaces; and 550 non-residential spaces.

9 (6)Usable Open Space Requirements for Dwelling Units. Usable open space meeting the standards of Section 135 of this Code shall be provided for each *dD*welling 10 *#Unit in the following ratios:* 36 square feet if private or 48 square feet if common. In no event 11 12 shall any space in a public right-of-way, publicly-accessible "paseo" (as defined in the 13 Parkmerced Design Standards and Guidelines), or public open space required by the 14 Development Agreement, including Juan Bautista Circle, the Transit Plaza, the Farm, the 15 Sports Fields, Belvedere Gardens, the Neighborhood Commons or the Community Gardens (each as more specifically defined in the Parkmerced Design Standards and Guidelines), be 16 17 counted in satisfaction of the requirements of this subsection (b)(6).

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- (d) **Project Review and Approval.**
- 20

(8) Demolition of Dwelling Units. No mandatory discretionary review or
 Conditional Use authorization pursuant to Section 317 shall be required for the demolition of
 any *residential dD*welling *#U*nit within the Parkmerced Special Use District.

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# 1 SEC. 253.1. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE

2

# BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

(a) In the 65-A-1 Height and Bulk District, as designated on Sectional Map <u>HT-01</u> <del>IH</del>
of the Zoning Map, any new or expanding building or structure exceeding 40 feet in height
shall be permitted as a <u>eC</u>onditional <u>#U</u>se only upon approval by the <u>City</u> Planning
Commission <u>according to the provisions in Sections 316 through 316.8 of this Code</u>. The height of
the building or structure so approved by the <u>City</u> Planning Commission shall not exceed 65
feet.

(b) In authorizing any such proposal for a building or structure exceeding 40 feet in
height, the City Planning Commission shall find, *that* in addition to the criteria of Section
303(c), that the proposal is consistent with the expressed purposes of this Code, of the
Broadway Neighborhood Commercial District, and of the height and bulk districts, set forth in
Sections 101, 714.*1*, and 251 *of this Code hereof* and that the following criteria *area are* met:

- 14 (1) The height of the new or expanding development will be compatible with
  15 the individual neighborhood character and the height and scale of the adjacent buildings.
- 16 (2) When the height of the new or expanding development exceeds twice the
  17 existing height of adjacent buildings, transitions will be provided between the taller and shorter
  18 buildings.

19 (3) The height and bulk of the new or expanding development will be
20 designed to allow maximum sun access to nearby parks, plazas, and major pedestrian
21 corridors.

# SEC. 253.3. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES ABOVE 26 FEET NOT EXCEEDING 40 FEET IN THE NC-S/LAKESHORE PLAZA SPECIAL USE DISTRICT. (a) In the 26-40-X Height and Bulk District, as designated on Sectional Map <u>HT</u>13<del>H</del>

of the Zoning Map, any new or expanding building or structure exceeding 26 feet in height

1 shall be permitted as a *e*<u>C</u>onditional *#<u>U</u>se only upon approval by the <i>City* Planning

2 Commission *according to the provisions in Section 316 through 316.8 of this Code*. The height of

- any building or structure so approved by the *City* Planning Commission shall not exceed 40
  feet.
- (b) In authorizing any such proposal for a building or structure exceeding 26 feet in
  height, the *City*-Planning Commission shall find that, in addition to the criteria of Section
  303(c), the proposal is consistent with the expressed purposes of this Code, the NC-S District,
  the Lakeshore Plaza Special Use District, and the height and bulk districts as set forth
  respectively in Sections 101, 713.1, 780.1 and 251 of this Code hereof.
- 10 SEC. 260. HEIGHT LIMITS: MEASUREMENT.
- 11 \* \* \* \*

12 (b) **Exemptions.** In addition to other height exceptions permitted by this Code, the 13 features listed in this  $S_{\underline{s}}$  ubsection (b) shall be exempt from the height limits established by this 14 Code, in an amount up to but not exceeding that which is specified.

15 \*

\* \* \*

\*

- 16 (2) The following features shall be exempt, without regard to their horizontal 17 area, provided the limitations indicated for each are observed:
- 18 \* \*

(P) Enclosed recreational facilities up to a height of 10 feet above the
otherwise applicable height limit when located within a 65-U Height and Bulk District and
either an MUO or SSO District, and only then when authorized by the Planning Commission
as a *e*<u>C</u>onditional *#U*se pursuant to Sections 303 *and 316* of this Code, provided that the
project is designed in such a way as to reduce the apparent mass of the structure above a
base 50 foot building height.

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\* \* \* \*

# SEC. 263.11. SPECIAL HEIGHT EXCEPTIONS: SOUTH OF MARKET RSD 40-X/85-B HEIGHT DISTRICT.

3 (a) General. In the 40-X/85-B Height and Bulk District, as designated on Sectional
4 Map No. <u>HT01</u> +H of the Zoning Map, located within the boundaries of the South of Market
5 RSD District, height exceptions above the 40-foot base height to a maximum of 85 feet may
6 be approved in accordance with the <u>eC</u>onditional <u>HU</u>se procedures and criteria provided in
7 Section<del>s</del> 303 <del>and 316</del> of this Code, and the criteria and conditions set forth below.

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### SEC. 303. CONDITIONAL USES.

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\*

General. The Planning Commission shall hear and make determinations 10 (a) regarding applications for the authorization of eConditional #Uses in the specific situations in 11 12 which such authorization is provided for elsewhere in this Code. The procedures for 13 eConditional #Uses shall be as specified in this Section and in Sections 306 through 306.6, 14 except that Planned Unit Developments shall in addition be subject to Section 304, *Hospitals* 15 *medical institutions* and *pP*ost-*sS*econdary *eE*ducational *iI*nstitutions shall in addition be subject 16 to the *i*Institutional *m*Master *p*Plan requirements of Section 304.5., *and conditional use and* 17 Planned Unit Development applications filed pursuant to Article 7, or otherwise required by this Code 18 for uses or features in Neighborhood Commercial Districts, and conditional use applications within 19 South of Market Districts, shall be subject to the provisions set forth in Sections 316 through 316.8 of 20 this Code, in lieu of those provided for in Sections 306.2 and 306.3 of this Code, with respect to scheduling and notice of hearings, and in addition to those provided for in Sections 306.4 and 306.5 of 21 22 this Code, with respect to conduct of hearings and reconsideration. 23 (b) **Initiation.** A *e*Conditional *#Use* action may be initiated by application of the

owner, or authorized agent for the owner, of the property for which the <u>eC</u>onditional <u>#U</u>se is sought. For a <u>eC</u>onditional <u>#U</u>se application to relocate a <u>eC</u>onditional <u>#A</u>dvertising <u>eS</u>ign under subsection (I) below, application shall be made by a <u>gG</u>eneral <u>aA</u>dvertising <u>sS</u>ign company that
 has filed a Relocation Agreement application and all required information with the Planning
 Department pursuant to Section 2.21 of the San Francisco Administrative Code.

4 (c) Determination. After its hearing on the application, or upon the
5 recommendation of the Director of Planning *if the application is filed pursuant to Sections 316*6 *through 316.8 of this Code and that* no hearing is required, the Planning Commission shall
7 approve the application and authorize a *eC* onditional *#U* se if the facts presented are such to
8 establish that:

9 (d) **Conditions.** When considering an application for a *eC*onditional *#Use* as provided herein with respect to applications for development of "dwellings" as defined in 10 Chapter 87 of the San Francisco Administrative Code, the Commission shall comply with that 11 12 Chapter which requires, among other things, that the Commission not base any decision 13 regarding the development of "dwellings" in which "protected class" members are likely to 14 reside on information which may be discriminatory to any member of a "protected class" (as 15 all such terms are defined in Chapter 87 of the San Francisco Administrative Code). In addition, 16 when authorizing a *eC*onditional *#U*se as provided herein, the Planning Commission, or the 17 Board of Supervisors on appeal, shall prescribe such additional conditions, beyond those 18 specified in this Code, as are in its opinion necessary to secure the objectives of the Code. 19 Once any portion of the eC onditional #U se authorization is utilized, all such conditions 20 pertaining to such authorization shall become immediately operative. The violation of any 21 condition so imposed shall constitute a violation of this Code and may constitute grounds for 22 revocation of the eConditional #Use authorization. Such conditions may include time limits for 23 exercise of the eConditional #Use authorization; otherwise, any exercise of such authorization must commence within a reasonable time. 24

25

(e) Modification of Conditions. Authorization of a change in any condition
 previously imposed in the authorization of a *e*<u>C</u>onditional *#<u>U</u>se shall be subject to the same
 procedures as a new <i>e*<u>C</u>onditional *#<u>U</u>se. Such procedures shall also apply to applications for
 modification or waiver of conditions set forth in prior stipulations and covenants relative
 thereto continued in effect by the provisions of Section 174 of this Code.* 

6 (f) **Conditional Use Abatement.** The Planning Commission may consider the 7 possible revocation of a eConditional #Use or the possible modification of or placement of 8 additional conditions on a eC onditional #U se when the Planning Commission determines, 9 based upon substantial evidence, that the applicant for the <u>e</u>Conditional <u>#U</u>se had submitted false or misleading information in the application process that could have reasonably had a 10 11 substantial effect upon the decision of the Commission or the eConditional #Use is not in 12 compliance with a condition of approval, is in violation of law if the violation is within the 13 subject matter jurisdiction of the Planning Commission, or operates in such a manner as to 14 create hazardous, noxious or offensive conditions enumerated in Section 202(c) if the 15 violation is within the subject matter jurisdiction of the Planning Commission and these 16 circumstances have not been abated through administrative action of the Director, the Zoning 17 Administrator or other City authority. Such consideration shall be the subject of a public 18 hearing before the Planning Commission but no fee shall be required of the applicant or the subject *e*Conditional *#Use* operator. 19

(1) Public Hearing. The Director of Planning or the Planning Commission
may seek a public hearing on *e*<u>C</u>onditional *#<u>U</u>se abatement when the Director or Commission
has substantial evidence submitted within one year of the effective date of the Conditional
Use authorization that the applicant for the <i>e*<u>C</u>onditional *#<u>U</u>se had submitted false or
misleading information in the application process that could have reasonably had a substantial
effect upon the decision of the Commission or substantial evidence of a violation of conditions* 

of approval, a violation of law, or operation which creates hazardous, noxious or offensive
 conditions enumerated in Section 202(c).

3 (2) Notification. The notice for the public hearing on a *eC* onditional *#U*se
abatement shall be subject to the notification procedure described in Sections 306.3 and
306.8 except that notice to the property owner and the operator of the subject establishment
or use shall be mailed by regular and certified mail.

7 (3)**Consideration.** In considering a *eC*onditional *#Use* revocation, the 8 Commission shall consider whether and how the false or misleading information submitted by 9 the applicant could have reasonably had a substantial effect upon the decision of the Commission, or the Board of Supervisors on appeal, to authorize the *e*Conditional *#Use*, 10 substantial evidence of how any required condition has been violated or not implemented or 11 12 how the eConditional #Use is in violation of the law if the violation is within the subject matter 13 jurisdiction of the Planning Commission or operates in such a manner as to create hazardous, 14 noxious or offensive conditions enumerated in Section 202(c) if the violation is within the subject matter jurisdiction of the Planning Commission. As an alternative to revocation, the 15 16 Commission may consider how the use can be required to meet the law or the conditions of 17 approval, how the hazardous, noxious or offensive conditions can be abated, or how the 18 criteria of Section 303(c) can be met by modifying existing conditions or by adding new 19 conditions which could remedy a violation.

(4) Appeals. A decision by the Planning Commission to revoke a *e*<u>C</u>onditional <u>#U</u>se, to modify conditions or to place additional conditions on a <u>e</u><u>C</u>onditional
<u>#U</u>se or a decision by the Planning Commission refusing to revoke or amend a <u>e</u><u>C</u>onditional
<u>#U</u>se, may be appealed to the Board of Supervisors within 30 days after the date of action by
the Planning Commission pursuant to the provisions of Section 308.1(b). The Board of
Supervisors may disapprove the action of the Planning Commission in an abatement matter

Mayor Lee BOARD OF SUPERVISORS by the same vote necessary to overturn the Commission's approval or denial of a *e*<u>C</u>onditional *#U*se. The Planning Commission's action on a *e*<u>C</u>onditional *#U*se abatement issue shall take
effect when the appeal period is over or, upon appeal, when there is final action on the
appeal.

(5) **Reconsideration.** The decision by the Planning Commission with *regards respect* to a *e*<u>C</u>onditional *#U*se abatement issue or by the Board of Supervisors on appeal shall
be final and not subject to reconsideration within a period of one year from the effective date
of final action upon the earlier abatement proceeding, unless the Director of Planning
determines that:

10 (A) There is substantial new evidence of a new *eC*onditional *#U*se
11 abatement issue that is significantly different than the issue previously considered by the
12 Planning Commission; or

13 (B) There is substantial new evidence about the same *e*Conditional 14 #Use abatement issue considered in the earlier abatement proceeding, this new evidence was 15 not or could not be reasonably available at the time of the earlier abatement proceeding, and 16 that new evidence indicates that the Commission's decision in the earlier proceeding has not 17 been implemented within a reasonable time or raises significant new issues not previously 18 considered by the Planning Commission. The decision of the Director of Planning regarding 19 the sufficiency and adequacy of evidence to allow the reconsideration of a eC onditional #Use 20 abatement issue within a period of one year from the effective date of final action on the 21 earlier abatement proceeding shall be final.

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(j) Change in Use or Demolition of Movie Theater Uses.

With respect to a change in use or demolition of a Movie Theater use
 *pursuant to Section 202.4 as defined in Sections 102, 703.2(b)(1)(B)(ii), 803.2(b)(1)(B)(iii) or*

Mayor Lee BOARD OF SUPERVISORS

\* \* \*

803.3(b)(1)(B)(ii), in addition to the criteria set forth in Ssubsections (c) and (d) above, the
 Commission shall make the following findings:

3 (1) (A) Preservation of a Movie Theater use is no longer economically
4 viable and cannot effect a reasonable economic return to the property owner. For purposes of
5 defining "reasonable economic return," the Planning Commission shall be guided by the
6 criteria for Fair Return on Investment set forth in Section 102; *and*

7 (2) (B) The change in use or demolition of the Movie Theater use will not
 8 undermine the economic diversity and vitality of the surrounding District; and

9 (3) (C) The resulting project will preserve the architectural integrity of
 10 important historic features of the movie theater use affected.

11(k)Relocation of Existing General Advertising Signs pursuant to a General12Advertising Sign Company Relocation Agreement.

- (1) Before the Planning Commission may consider an application for a
   *e*<u>C</u>onditional *#<u>U</u>se to relocate an existing lawfully permitted <u><i>g*</u><u>C</u>eneral <u>*a*<u>A</u></u>dvertising <u>*s*</u><u>S</u>ign as
   authorized by Section 611 of this Code, the applicant sign company must have:
- 17 (2) The Department, in its discretion, may review in a single  $e\underline{C}$  onditional 18 # $\underline{U}$ se application all signs proposed for relocation by a  $\underline{g}\underline{G}$ eneral  $\underline{a}\underline{A}$ dvertising  $\underline{Sign}$  company or 19 may require that one or more of the signs proposed for relocation be considered in a separate 20 application or applications. Prior to the Commission's public hearing on the application, the 21 Department shall have verified the completeness and accuracy of the  $\underline{g}\underline{G}$ eneral  $\underline{a}\underline{A}$ dvertising 22  $\underline{s}\underline{S}$ ign company's sign inventory.
- 23

16

(4) In addition to applicable criteria set forth in subsection (c) above, the
 Planning Commission shall consider the size and visibility of the signs proposed to be located

1	as well as the following factors in determining whether to approve or disapprove a proposed
2	relocation:
3	* * * *
4	(B) The factors set forth in this $S_{\underline{s}}$ ubsection $(k)(4)(B)$ shall weigh
5	against the Commission's approval of the proposed relocation:
6	* * * *
7	(iv) The proposed relocation site is within, adjacent to, or visible
8	from a zoning district where $gG$ eneral $aA$ dvertising $sS$ igns are prohibited.
9	(6) The Planning Commission may adopt additional criteria for relocation of
10	gGeneral $aA$ dvertising $sS$ igns that do not conflict with this Section 303(k) or Section 611 of this
11	Code.
12	* * * *
13	(I) Change in Use or Demolition of General Grocery <i>Store</i> Uses.
14	(1) With respect to a change in use or demolition of General Grocery Store
15	use as defined in Sections 102, 703.2(b)(1)(B)(iii), 803.2(b)(1)(B)(iv) or 803.3 (b)(1)(B)(iii) of this
16	Code which use exceeds 5,000 gross square feet pursuant to Section 202.3 of this Code, in
17	addition to the criteria set forth in $S_{\underline{s}}$ ubsections (c) and (d) above, the Commission shall make
18	the following findings:
19	(1) (A) Preservation of a General Grocery Store use is no longer
20	economically viable and cannot effect a reasonable economic return to the property owner.
21	The Commission may disregard the above finding if it finds that the change in use or
22	replacement structure in the case of demolition will contain a <u>gG</u> eneral <u>gG</u> rocery store that is of
23	a sufficient size to serve the shopping needs of nearby residents and offers comparable
24	services to the former $gG$ eneral $gG$ rocery store. For purposes of defining "reasonable
25	

economic return," the Planning Commission shall be guided by the criteria for Fair Return on
 Investment set forth in Section 102; and

3 (2) (B) The change in use or demolition of the General Grocery *Store* use
will not undermine the economic diversity and vitality of the surrounding neighborhood.

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(n)

#### Massage Establishments.

With respect to Massage Establishments that are subject to Conditional
 Use authorization, *as defined in Sections 102, 790.60, and 890.60 of this Code,* in addition to the
 criteria set forth in *S*<sub>S</sub>ubsection (c) above, the Commission shall make the following findings:
 (1) (A) Whether the applicant has obtained, and maintains in good
 standing, a permit for a Massage Establishment from the Department of Public Health
 pursuant to Section 29.10 of the *San Francisco* Health Code;

(2) (B) Whether the use's façade is transparent and open to the public.
 Permanent transparency and openness are preferable. Elements that lend openness and
 transparency to a façade include:

(A) (i) active street frontage of at least 25 feet in length where 75%
 *percent*-of that length is devoted to entrances to commercially used space or windows at the
 pedestrian eye-level;

19 (B) (ii) windows that use clear, untinted glass, except for

20 decorative or architectural accent;

(C) (iii) any decorative railings or decorative grille work, other than
 wire mesh, which is placed in front of or behind such windows, should be at least 75<u>% percent</u>
 open to perpendicular view and no more than six feet in height above grade;

24 <u>(3)</u> <del>(C)</del> Whether the use includes pedestrian-oriented lighting. Well lit 25 establishments where lighting is installed and maintained along all public rights-of-way adjacent to the building with the massage use during the post-sunset hours of the massage
use are encouraged:

3 (4)Whether the use is reasonably oriented to facilitate public access. (D)Barriers that make entrance to the use more difficult than to an average service-provider in 4 5 the area are to be strongly discouraged. These include (but are not limited to) foyers equipped 6 with double doors that can be opened only from the inside and security cameras. \* 7 8 (p) Adult Business, Nighttime Entertainment, General Entertainment, and Other **Entertainment Uses.** 9 (1)With respect to Conditional Use authorization applications for Adult 10 Business Business, Nighttime Entertainment, General Entertainment and Other Entertainment 11 12 uses, such use or feature shall: \* \* \* \* 13 (2)14 Notwithstanding the above, the Planning Commission may authorize a eC onditional HU se which does not satisfy the criteria set forth in (p)(1)(B) and/or (p)(1)(C) 15 16 above, if facts presented are such to establish that the use will be operated in such a way as 17 to minimize disruption to residences in and around the district with respect to noise and crowd 18 control. 19 (3) The action of the Planning Commission approving a *eC*onditional *#Use* 20 does not take effect until the appeal period is over or while the approval is under appeal. \* \* \* 21 22 23 24 25

1	(r) <b>Development of Large Lots in RTO and RTO-M Districts.</b> In order to
2	promote, protect, and maintain a scale of development that is appropriate to each district and
3	compatible with adjacent buildings, new construction or significant enlargement of existing
4	buildings on lots of the same size or larger than the square footage stated in Table 209.4
5	under Large Project Review shall be permitted only as $eC$ onditional $uU$ ses subject to the
6	provisions set forth in this Section of this Code.
7	* * * *
8	
9	SEC. 303.1. FORMULA RETAIL USES.
10	(a) <b>Findings.</b>
11	* * * *
12	(9) Neighborhood Commercial Districts are intended to preserve the unique
13	qualities of a district while also serving the daily needs of residents living in the immediate
14	neighborhood; however, community members have reported loss of daily needs uses due to
15	inundation of formula retailers that target larger citywide or regional audiences. The City
16	strives to ensure that goods and services that residents require for daily living are available
17	within walking distance and at an affordable price. Establishments that serve daily needs and
18	fFormula rRetail establishments are neither mutually exclusive nor completely overlapping.
19	* * * *
20	(c) "Retail Sales or Service Activity or Retail Sales or Service
21	Establishment." For the purposes of this Section 303.1, a retail sales or service activity or
22	retail sales or service establishment shall include the following uses whether functioning as a
23	principal or accessory use, as defined in Articles 1, 2, 7, and 8 of this Code:
24	(1) Bar;
25	(2) Drive-up Facility;

1	(3) Eating and Drinking Use;
2	(4) Liquor Store;
3	(5) Sales and Service, Other Retail <i>and Retail Sales and Service, General;</i>
4	(6) Restaurant;
5	(7) Limited-Restaurant;
6	(8) Take-Out Food;
7	(9) (8) Sales and Service, Retail;
8	(10) (9) Service, Financial;
9	(11) (10) Movie Theater;
10	(12) (11) Amusement and Game Arcade;
11	(13) (12) Service, Limited Financial, except single automated teller machines at
12	the street front that meet the Commission's adopted Performance-Based Design Guidelines
13	and automated teller machines located within another use that are not visible from the street;
14	(14) (13) Service, Fringe Financial;
15	(15) (14) Tobacco Paraphernalia Establishment;
16	(16) (15) Massage Establishment;
17	(17) (16) Service, Personal;
18	(18) (17) Service, Instructional; and
19	<del>(19)</del> <u>(18)</u> Gym <u>;</u> -
20	(19) General Grocery;
21	(20) Specialty Grocery;
22	(21) Pharmacy;
23	(22) Jewelry Store;
24	(23) Tourist Oriented Gift Store; and
25	(24) Non-Auto Vehicle Sales or Rental.

1 (d) **Conditional Use Criteria.** With regard to a *eC*onditional *#Use* authorization 2 application for a Formula Retail use, the Planning Commission shall consider, in addition to 3 the criteria set forth in Section 303, the criteria below and the Performance-Based Design Guidelines adopted by the Planning Commission to implement the criteria below. 4 5 6 (e) **Conditional Use Authorization Required.** A Conditional Use Authorization 7 shall be required for a Formula Retail use in the following zoning districts unless explicitly 8 exempted: 9 (1) All Neighborhood Commercial Districts in Article 7; All Mixed Use-General Districts in Section 840; 10 (2) (3) All Urban Mixed Use Districts in Section 843; 11 (4)All Residential-Commercial Districts as defined in Section 209.3206.3; 12 13 Japantown Special Use District as defined in Section 249.31; (5)(6) (5) Chinatown Community Business District as defined in Section 810.4; 14 (7) (6) Chinatown Residential/Neighborhood Commercial District as defined in 15 812.1: 16 17 (8) (7) Western SoMa Planning Area Special Use District as defined in 823; 18 (9) Residential Transit-Oriented Districts as defined in 206.4 and 206.5; 19 (10) (8) Limited Commercial Conforming Use/Non-Conforming Uses in RH, RM, RTO, 20 RH-RM-RTO and RED Districts, as permitted by Sections 186, 186.3, and 231; (11) (9) Third Street Formula Retail Restricted Use District, as defined in Section 21 786; 22 23 (12) (10) The C-3-G District with frontage on Market Street, between 6th Street and the intersection of Market Street, 12th Street and Franklin Street. 24 \* \* \* \* 25

(g) Neighborhood Notification and Design Review. Any application for a Formula
 Retail use as defined in this section shall be subject to the notification and review procedures
 of <u>Ss</u>ubsections 312(d) and (e) of this Code. A <u>eC</u>onditional <u>#U</u>se hearing on an application for
 a Formula Retail use may not be held less than 30 calendar days after the date of mailed
 notice.

6

\* \*

7 Change of Use. Changes of Formula Retail establishments are generally (j) 8 described below, except that a change of a Formula Retail use that is also a nonconforming 9 use pursuant to Section 182 is prohibited. In all other instances, changes of Formula Retail establishments from one use category to another, including a change from one use to another 10 11 within the sub-categories of uses set forth in *the definition of Retail Sales and Services* in *Planning* 12 Code Section 790.102 and in Section 890.102 for Mixed Use Districts, require a new Conditional 13 Use authorization as a new Formula Retail use. Changes of Formula Retail owner or operator 14 within the same use category that are determined to be an enlargement or intensification of 15 use pursuant to Subsection 178(c) are required to obtain Conditional Use authorization and shall meet the Commission's adopted Performance-Based Design Guidelines for Formula 16 17 Retail. In cases determined not to be an enlargement or intensification of use, the 18 Performance-Based Design Guidelines for Formula Retail may be applied and approved 19 administratively by the Planning Department, unless the applicant requests a Conditional Use 20 *Hh*earing at the Planning Commission. The applicant shall also pay an administrative fee to 21 compensate Planning Department and City staff for its time reviewing the project under this 22 *Ss*ubsection (*j*), as set forth in Section 360 of this Code.

(k) Accessory Uses. Conditional <u>#U</u>se authorization shall be required for all
 <u>#A</u>ccessory <u>#U</u>ses within those use categories subject to Formula Retail controls as defined in
 this Section 303.1, except for the following:

1 (1)Single automated teller machines falling within the definition of Limited 2 Financial Services that are located at the street front that meet the Commission's adopted 3 Performance-Based Design Guidelines for automated teller machines; (2)Automated teller machines located within another use that are not visible 4 5 from the street: 6 (3)Vending machines that do not exceed 15 feet of street frontage or occupy 7 more than 200 square feet of area facing a public right of way. 8 SEC. 306.3. NOTICE OF HEARINGS. 9 Except as indicated in Ssubsection (b) below, and except as provided in Sections 10 (a) 11 316.3 and 316.4 of this Code for conditional use applications where such authorization is required 12 pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90 and .95 of Sections 710 13 through 729 for each Neighborhood Commercial District, notice of the time, place and purpose of 14 the hearing on action for an amendment to the Planning Code or General Plan, eConditional 15 #Use or a \*Variance shall be given by the Zoning Administrator as follows:(1)16 By mail to the applicant or other person or agency initiating the action; (2)17 By mail, except in the case of proposed amendments to change the text 18 of the Code, not less than 10 20 days prior to the date of the hearing to the owners of all real property within the area that is the subject of the action and within 300 feet of all exterior 19 20 boundaries of such area, using for this purpose the names and addresses of the owners as 21 shown on the latest citywide assessment roll in the Office of the Tax Collector. Failure to send 22 notice by mail to any such property owner where the address of such owner is not shown on 23 such assessment roll shall not invalidate any proceedings in connection with such action; (3)By publication, except in  $\psi$ Variance cases, at least once in a newspaper 24 of general circulation in the City not less than 20 days prior to the date of the hearing; 25

(4) Such other notice as the Zoning Administrator shall deem appropriate.

In the following situations, notice of hearings shall be given as indicated.

2

(b)

(1) In the case of *vV*ariance applications involving a less than 10<u>% *percent*</u>
deviation as described in Section 305(c), the Zoning Administrator need give only such notice
as the Zoning Administrator deems appropriate in cases in which a hearing is actually held.

6

7 In addition to any other information required by the Planning Department, the (c) 8 Zoning Administrator and the Planning Commission, any notice required by this Section of an 9 application for a <u>eC</u>onditional <u>#U</u>se <u>permit</u> authorization or <u>\*V</u>ariance which proposes a eCommercial #Use for the subject property shall disclose the name under which business will 10 11 be, or is expected to be, conducted at the subject property, as disclosed in the permit 12 application pursuant to Section 306.1(c), if the business name is known at the time notice is 13 given. If the business name becomes known to the applicant during the notice period, the 14 applicant promptly shall amend the notice to disclose such business name and the 15 Department shall disseminate all the various required hearing notices again with the disclosed name and allow the prescribed time between the date of the notice and the date of the 16 17 hearing.

18

#### 19 SEC. 306.10. MULTIPLE LANGUAGE REQUIREMENT FOR NOTICES.

(a) Applicability. In addition to the notice requirements set forth elsewhere in this
Code, the requirements of this section shall apply to the mailed notices that are required by
the following sections of the Planning Code: Sections <u>202.5(e)(3)</u> <u>228.4(c)</u>, 304.5(d), 306.3,
306.7(g), 306.9(c), 309(c) through 309(h), 311, 312, 313.4(b), 314.4(a), <u>316.3(d)</u>, 330.7, and
any other section of the Planning Code that requires a notice to be mailed or personally

- served to property owners or occupants adjacent to or near a property for which Planning
   Department development approval is sought.
- 3

\* \*

\* \*

\*

#### SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR. In

addition to those specified in Sections 302 through 306, *and Sections 316 through 316.6* of this
Code, the Zoning Administrator shall have the following powers and duties in administration
and enforcement of this Code. The duties described in this Section shall be performed under
the general supervision of the Director of Planning, who shall be kept informed of the actions
of the Zoning Administrator.

- 10
- **Exceptions from Certain Specific Code Standards through Administrative** 11 (g) 12 Review in the Chinatown Mixed Use Districts and the South of Market Mixed Use 13 **Districts.** The Zoning Administrator may allow complete or partial relief from rear yard, open 14 space and wind and shadow standards as authorized in the applicable sections of this Code, 15 when modification of the standard would result in a project better fulfilling the criteria set forth 16 in the applicable section. The procedures and fee for such review shall be the same as those 17 which are applicable to +Variances, as set forth in Sections 306.1 through 306.5 and 308.2. \* \* \* \* 18
- 19 SEC. 308. APPEALS.

In the case of any amendment,  $e\underline{C}$  onditional  $\underline{W}$  se or  $\underline{V}$  ariance action described in Sections 302 through 305 *and Sections 316 through 316.6* of this Code, and in the case of any order, requirement, decision or other determination (other than a  $\underline{V}$  ariance) made by the Zoning Administrator, the procedures for appeals shall be as described in Sections 308 through 308.2.

## SEC. 308.1. APPEALS: AMENDMENTS TO THE PLANNING CODE AND CONDITIONAL USES.

3 (a) **Right of Appeal.** The action of the Planning Commission, in disapproving in whole or in part an amendment to the Planning Code initiated by application as described in 4 5 Section 302 and Sections 306 through 306.5, or in approving or disapproving in whole or in 6 part an application for eC onditional #U se authorization as described in Sections 303 and 304, 7 and Sections 306 through 306.5, and Sections 316 through 316.6 of this Code, shall be subject to 8 appeal to the Board of Supervisors in accordance with this Section. An action of the 9 Commission so appealed from shall not become effective unless and until approved by the 10 Board of Supervisors in accordance with this Section.

Notice of Appeal. Any appeal under this Section shall be taken by filing written 11 (b) 12 notice of appeal with the Board of Supervisors within 30 days after the date of action by the 13 Planning Commission. The notice of appeal shall be subscribed by either (i) the owners of at 14 least 20% *percent* of the property affected by the proposed amendment or *eC* onditional *#Use* 15 or (ii) five members of the Board of Supervisors. The signature on the appeal of members of 16 the Board shall not be deemed to be any indication of their position on the merits of the 17 appeal but rather shall indicate only that they believe there is sufficient public interest and 18 concern in the matter to warrant a hearing by the Board of Supervisors. For the purposes of 19 this Section, the property affected shall be calculated as follows:

- 20 (1) When a proposed amendment or  $e\underline{C}$  onditional  $\underline{W}$  se has been 21 disapproved by the Planning Commission, the property affected shall be deemed to be all 22 property within the area that is the subject of the application for amendment or  $e\underline{C}$  onditional 23  $\underline{W}$  se, and within 300 feet of all exterior boundaries of the property that is the subject of the 24 application;
- 25

(2) When a proposed <u>eC</u>onditional <u>#U</u>se has been approved by the Planning
 Commission, the property affected shall be deemed to be all property within 300 feet of all
 exterior boundaries of the property for which the <u>eC</u>onditional <u>#U</u>se has been approved by the
 Planning Commission, excluding the property for which the approval has been given;

5 (3) In either of the above cases, when any property is owned by the City and 6 County of San Francisco, the United States Government or the State of California, or any 7 department or agency thereof, or by any special district, and is located within 300 feet of the 8 area that is the subject of the application for amendment or *e*<u>C</u>onditional *#<u>U</u>se, such property 9 shall be excluded in determining the property affected unless such owner shall itself be a 10 subscriber of the notice of appeal; and* 

Wherever a property is held in joint owner-ship, the signatures of joint 11 (4) 12 owners shall be calculated as representing affected property in direct proportion to the amount 13 of the total ownership of that property attributable to the joint owner or owners subscribing to 14 the notice of appeal. For the purposes of this calculation, the term "joint ownership" shall 15 include joint tenancies, interests in common, community property, partnerships, stock 16 cooperatives, condominiums, community apartments and planned unit developments. Where 17 each owner has exclusive rights to a portion of the property, the proportion of the total 18 ownership attributable to that owner shall be calculated in terms of a ratio of the floor area and 19 land area in which that owner has exclusive, joint and common rights to the total floor area 20 and land area of that property. Under these calculations, the land area of an affected property 21 in joint ownership shall be given the same weight as the land area of an affected property not in joint ownership, in determining whether 20% percent of the property affected is represented 22 23 by signatures to the notice of appeal.

24

#### 25 SEC. 310. ZONING PROCEDURES NOT TO APPLY TO ARTICLE 10.

Notwithstanding any other provision of this Code, the procedures set forth in this Article
 3 (Sections 301 through 309 *and Sections 316 through 316.6* of this Code) shall not apply to
 Article 10, Preservation of Historical, Architectural and Aesthetic Landmarks; the procedures
 applicable to Article 10 are included therein.

# 5 SEC. 312. PERMIT REVIEW PROCEDURES FOR ALL NC, AND EASTERN 6 NEIGHBORHOODS MIXED USE DISTRICTS.

7 \* \* \* \*

8 (b) Applicability. Except as indicated herein, all building permit applications for 9 demolition, new construction, the removal of an authorized or unauthorized *residential Dwelling* #Unit, changes in use to a *F*ormula *#*Retail use as defined in Section 303.1 of this Code or 10 alterations which expand the exterior dimensions of a building shall be subject to the 11 12 notification and review procedures required by Ssubsection 312(d). Subsection 312(f) 13 regarding demolition permits and approval of replacement structures shall apply to all NC, and Eastern Neighborhoods Mixed Use Districts. For the purposes of this Section, addition to a 14 15 building of the features listed in Section 136(c)(1) through 136(c)(24) and 136(c)(26) shall not be subject to notification under this Section. 16 17 (c) **Changes of Use.** In NC Districts, all building permit applications for a change of 18 use to or the establishment of an Adult Business, a Bar as defined in Sections 102 and 790.22, Child-

19 *Care Facility, General Entertainment, Group Housing, Limited Restaurant, a Liquor Store, as defined* 

20 *in Sections 102 and 790.55, Other Large Institutions as defined in Section 790.50, Other Small* 

21 Institutions as defined in Section 790.51, a Limited Restaurant as defined in Sections 102 and 790.90, a

22 Restaurant as defined in Sections 102 and 790.91, a Massage Establishment as defined in Sections

23 *102 and 790.60*, *Nighttime Entertainment*, *an* Outdoor Activity Area *as defined in Section 790.70, an* 

24 Adult or Other Entertainment use as defined in Sections 790.36 and 790.38, a Fringe Financial Service

25 *use as defined in Sections 102 and 790.111*, *Post-Secondary Educational Institution, Private* 

Mayor Lee BOARD OF SUPERVISORS 1 <u>Community Facility, Public Community Facility, Religious Institution, Residential Care Facility,</u>

2 School, Tobacco Paraphernalia Establishments as defined in Sections 102 and 790.123, or Trade

3 <u>School Group Housing as defined in Sections 102 and 790.88(b)</u> shall be subject to the provisions

- 4 of <u>Ss</u>ubsection 312(d); provided, however, that a change of use from a Restaurant to a
- 5 Limited-Restaurant shall not be subject to the provisions of <u>Ss</u>ubsection 312(d). In all RED and
- 6 *Eastern Neighborhoods Mixed Use Districts all building permit applications for a change of use from*

7 *any one land use category to another land use category shall be subject to the provisions of Subsection* 

- 8 *312(d).* In addition, any accessory massage use in the Ocean Avenue Neighborhood
- 9 Commercial Transit District shall be subject to the provisions of  $S_{\underline{s}}$  ubsection 312(d).
- 10 *In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications for*
- 11 *a change of use from any one land use category to another land use category shall be subject to the*
- 12 <u>provisions of subsection 312(d)</u>. For the purposes of this <u>S</u> ubsection <u>(c)</u>, "land use category"
- 13 shall mean those categories used to organize the individual land uses which appear in the use
- tables in Article 8, immediately preceding a group of individual land uses, and include the
- 15 following: Residential Use, Institutional Use, Retail Sales and Service Use, assembly,
- 16 Recreation and Entertainment Use, Office Use, motor vehicle services use, Industrial home
- 17 and business service Use, or other use.

\* \*

18

19

(g) Wireless Telecommunications Services Facility as Accessory Use,

Notification and Review Required. Building permit applications for new construction of a
 <u>#W</u>ireless <u>#</u>elecommunications <u>#S</u>ervices <u>#</u>ecility as an <u>#A</u>ccessory <u>#U</u>se under Article 7 or 8
 of the Planning Code in all NC, RED, or Eastern Neighborhoods Mixed Use Districts shall be
 subject to the notification and review procedures required by this Section.

- 24
- 25

# SEC. 316. PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN NEIGHBORHOOD COMMERCIAL, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, AND SOUTH OF

#### 3 MARKET MIXED USE DISTRICTS.

- 4 *In addition to the provisions of Sections 306.1, 306.4, and 306.5 of this Code, the following*
- 5 *procedures set forth in this and the following sections shall govern applications for Conditional Use*
- 6 *authorization where this authorization is required pursuant to Sections 178, 179, 181(f) or (g),*
- 7 260(b)(2)(P) or 263.11 of this Code; zoning categories .10, .11, .21, .24 through .27, .38 through .90,
- 8 and .95 of Sections 710 through 729 of this Code for each Neighborhood Commercial District; Sections
- 9 813 through 818 for the South of Market Mixed Use Districts; Section 840 through 843 for the Eastern
- 10 *Neighborhoods Mixed Use Districts; or Section 823 for the Western SoMa Special Use District. The*
- 11 *criteria for determinations on such applications are set forth in Section 303(c) of this Code. Additional*
- 12 criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 of Article 7
- 13 *are set forth in the Section of this Code containing the control. Additional criteria for determinations*
- 14 *on certain applications within Mixed Use Districts are set forth in Sections 263.11 and 803.5 through*
- 15 *803.9 of this Code. Additional criteria for determination on certain applications within the Western*
- 16 *SoMa Special Use District are set forth in Section 823 of this Code.*
- 17 SEC. 316.1. APPLICATIONS AND FILING FEES.
- 18 *The provisions set forth in Section 306.1 of this Code shall govern with respect to applications*
- 19 *and filing fees.*

#### 20 SEC. 316.2. ZONING ADMINISTRATOR REVIEW, SCHEDULING OF HEARING, AND

- 21 **RECOMMENDATION.**
- 22 The Zoning Administrator shall review and schedule applications for conditional use
- 23 *authorization for Planning Commission review at a public hearing.*
- 24 (a) **Review.** After an application for conditional use is filed at the Department, the Zoning
- 25 *Administrator shall review the application and determine if the facts presented establish that the*

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1	proposed use or feature is in conformity with the criteria set forth in Section 303(c) and any other
2	applicable provision of this Code.
3	(b) Scheduling of Determination. After reviewing an application, the Zoning Administrator
4	shall set a time and place for Planning Commission determination at a public hearing.
5	(c) Report and Recommendation. The Zoning Administrator shall make necessary
6	investigations and studies and submit proposed findings to the Planning Director. The report and
7	recommendation of the Planning Director will be submitted to the Planning Commission at a public
8	hearing.
9	
10	
11	SEC. 316.3. NOTICE OF TIME, PLACE, AND PURPOSE OF THE HEARING.
12	After review of an application subject to these procedures and scheduling of the matter for
13	Planning Commission determination, the Zoning Administrator shall provide notice of the time, place,
14	and purpose of the hearing, as follows:
15	(a) By mail to the applicant or other person or agency initiating the action;
16	(b) By posting on the subject property at least 20 days prior to the date that the matter is
17	scheduled for determination by the Planning Commission;
18	(c) By publication at least once in a newspaper of general circulation in the City not less
19	than 20 days prior to the scheduled date of the appearance of the item on the Planning Commission
20	calendar at a public hearing;
21	(d) By mail at least 20 days prior to the date that the matter is scheduled for determination
22	by the City Planning Commission to property owners within 300 feet of the property that is the subject
23	of the action using the names and addresses of owners as shown on the latest citywide Assessment Roll
24	in the office of the Tax Collector, as well as groups or individuals requesting such notice in writing.
25	

1	Failure to send notice by mail to any such property owner where the address of such owner is
2	not shown on such assessment roll shall not invalidate any proceedings in connection with such action;
3	(e) Such other notice as the Zoning Administrator shall deem appropriate.
4	SEC. 316.4. CONDUCT OF PUBLIC HEARINGS AND DETERMINATION.
5	The provisions set forth in Section 306.4 of this Code with respect to conduct of hearings shall
6	govern whenever a public hearing is required.
7	SEC. 316.5. RECONSIDERATION.
8	The provisions set forth in Section 306.5 of this Code shall govern with respect to
9	reconsideration of conditional use applications which have been disapproved.
10	
11	
12	<u>SEC. 316.6. APPEAL.</u>
13	A final determination by the Planning Commission on an application for conditional use
14	authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1
15	of this Code.
16	SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL
17	DISTRICTS.
18	* * * *
19	(c) Identifying Signs. Identifying Signs, as defined in Section 602, shall be
20	permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the
21	limits set forth below.
22	* * * *
23	(2) One Sign identifying a shopping center or shopping mall shall be
24	permitted subject to the conditions in subsection (c)(1), but shall not exceed 30 square feet in
25	area. Any Sign identifying a permitted Commercial #Use listed in zoning categories .40 through .70

*in Section 703.2 (a)* in an NC District shall be considered a Business Sign and subject to
 Section 607.1(f) of this Code. Such Signs may be Nonilluminated, Indirectly Illuminated, or
 Directly Illuminated during the hours of operation of the businesses in the shopping center or
 shopping mall.

5

\* \* \*

6 Section 3. The Planning Code is hereby amended by revising Sections 701.1, 702, 7 702.1, 702.2, 702.3, 702.4, 703, 703.2, 703.4, 703.9, 720, 721, 722, 726, 727, 731, 732, 733, 8 734, 735, 736, 737, 738, 743, 744, 746, 747, 780.1, 780.2, 780.3, 781.1, 781.4, 781.5, 781.6, 9 781.7, 781.9, 784, 787, 788, 801.2, 803.3, 803.8, 803.9, and 825, adding Sections 750, 751, 10 752, 761, 762, 763, 764, and new Zoning Control Tables 710, 711, 712, 713, 714, 715, 716, 11 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 753, 754, 755, 756, 757, 12 13 758, 759, 760, and deleting Section 733A to read as follows: SEC. 701.1. PURPOSE OF ARTICLE 7. 14 15 This Article is intended to provide a comprehensive and flexible zoning system for Neighborhood Commercial Districts which is consistent with the objectives and policies set 16

forth in the San Francisco *Master General* Plan. More specifically, the purposes of this Article
are:

- (a) To provide in one article a complete listing of or cross-reference to all of the
   zoning categories, *definitions*, control provisions, and review procedures which are applicable
   to properties or uses in Neighborhood Commercial Districts.
- (b) To establish a zoning system which will accommodate all classes of
   Neighborhood Commercial Districts including general districts for citywide area groupings and
   individual districts which are tailored to the unique characteristics of specific areas.
- 25

(c) To provide zoning control categories which embrace the full range of land use
 issues in all Neighborhood Commercial Districts, in order that controls can be applied
 individually to each district class to address particular land use concerns in that district.

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#### SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

5 The following classes of districts are established for Neighborhood Commercial6 Districts.

#### 7 SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.

8 (a) <u>Neighborhood Commercial and Neighborhood Commercial Transit Districts.</u> The

9 *following* <u>Neighborhood</u> <u>Commercial</u> <u>and</u> <u>Neighborhood</u> <u>Commercial</u> <u>Transit</u> <u>d</u><u>D</u>istricts, <u>listed</u> in

10 <u>Section 201 of this Code</u>, are established for the purpose of implementing the Commerce and

11 Industry element and other elements of the General Plan, according to the objective and

12 policies stated therein. Description and Purpose Statements outline the main functions of

13 each Neighborhood Commercial (NC) and Neighborhood Commercial Transit District in the

Zoning Plan for San Francisco, supplementing the statements of purpose contained in Section
101 of this Code.

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

21 22	Neighborhood Commercial General Area Districts	Section Number
23	NC-1 Neighborhood Commercial Cluster District	<del>§ 710</del>
24	NC-2 Small-Scale Neighborhood Commercial District	<del>§ 711</del>
25	NC 3 Moderate Scale Neighborhood Commercial District	<del>§ 712</del>

NC S Neighborhood Commercial Shopping Center District	<del>§ 713</del>
Named Neighborhood Commercial Districts	<del>S</del> . <del>N</del> i
Broadway Neighborhood Commercial District	<del>§ 714</del>
Castro Street Neighborhood Commercial District	<del>ş 715</del>
Inner Clement Street Neighborhood Commercial District	<del>§ 716</del>
Outer Clement Street Neighborhood Commercial District	<del>§ 717</del>
Excelsior Outer Mission Street Neighborhood Commercial District	<del>§ 745</del>
Upper Fillmore Street Neighborhood Commercial District	<del>§ 718</del>
Haight Street Neighborhood Commercial District	<u>ş 719</u>
Irving Street Neighborhood Commercial District	<del>§ 740</del>
Judah Street Neighborhood Commercial District	<del>§ 742</del>
Upper Market Street Neighborhood Commercial District	<del>§ 721</del>
Noriega Street Neighborhood Commercial District	<del>§ 739</del>
North Beach Neighborhood Commercial District	<del>§ 722</del>
Pacific Avenue Neighborhood Commercial District	<del>§ 732</del>
Polk Street Neighborhood Commercial District	<del>§ 723</del>
Sacramento Street Neighborhood Commercial District	<del>§ 724</del>
Inner Sunset Neighborhood Commercial District	<del>§ 730</del>
Taraval Street Neighborhood Commercial District	<u>ş 741</u> .

24th Street Noe Valley Neighborhood Commercial District	<del>ş 728</del>
Union Street Neighborhood Commercial District	<del>§ 725</del>
West Portal Avenue Neighborhood Commercial District	<del>§ 729</del>
(b) The following districts are Neighborhood Commercial Transi	t (NCT) Districts,
ncluding both general area districts and individual area districts identified l	<del>by street or area nar</del>
These districts are a subset of the Neighborhood Commercial (NC) Districts.	-
Neighborhood Commercial Transit Districts	Section Number
NCT-1 Neighborhood Commercial Transit Cluster District	<del>ş 733A</del>
NCT-2 Small Scale Neighborhood Commercial Transit District	<del>§ 734</del>
NCT-3 Moderate-Scale Neighborhood Commercial Transit District	<del>§ 731</del>
Named Neighborhood Commercial Transit (NCT) Districts	Section Numb
Divisadero Street Neighborhood Commercial Transit District	<del>§ 746</del>
Fillmore Street Neighborhood Commercial Transit District	<del>§ 747</del>
Folsom Street Neighborhood Commercial Transit District	<del>§ 743</del>
Glen Park Neighborhood Commercial Transit District	<del>§ 738</del>
Hayes Gough Neighborhood Commercial Transit District	<del>§ 720</del>
Upper Market Street Neighborhood Commercial Transit District	<del>§ 733</del>
Mission Street Neighborhood Commercial Transit District	<del>ş 736</del>
Ocean Avenue Neighborhood Commercial Transit District	<del>§ 737</del>

1	SoMa Neighborhood Commercial Transit District	<del>§ 735</del>
2	24th Street-Mission Neighborhood Commercial Transit District	<del>§ 727</del>
3	Valencia Street Neighborhood Commercial Transit District	<del>§ 726</del>
4	0	
5	(1) Neighborhood Commercial Districts. Neighborhood Comm	nercial Districts are
6	low to high density mixed-use neighborhoods of varying scale established around	<u>historical</u>
7	neighborhood commercial centers. The Neighborhood Commercial Districts are	intended to support
8	neighborhood-serving uses on the lower floors and housing above. These Districts	s tend to be linear
9	commercial corridor, but also include small clusters of commercial activity in Res	idential Districts.
10	Housing density is limited by the area of the lot and minimum parking ratios are t	ypically required for
11	Residential Uses and commercial uses greater than 5,000 square feet; however so	me Neighborhood
12	Commercial Districts have no minimum parking requirements. Individually named	<u>l Neighborhood</u>
13	Commercial Districts are intended to allow for more targeted residential and com	mercial controls to fi
14	the needs of their respective neighborhoods.	
15	(2) Neighborhood Commercial Transit Districts. NCT Neighb	orhood Commercial
16	Transit Districts are transit-oriented moderate- to high-density mixed-use network	eighborhoods of
17	varying scale concentrated near transit services. The NCT Neighborhood Co	ommercial Transit
18	Districts are mixed use districts that support neighborhood-serving comme	rcial uses on lower
19	floors and housing above. These districts are well-served by public transit	and aim to
20	maximize residential and commercial opportunities on or near major transit	services. The
21	district's form can be either linear along transit-priority corridors, concentric	around transit
22	stations, or broader areas where transit services criss-cross the neighborh	ood. Housing
23	density is limited not by lot area, but by the regulations on the built envelop	e of buildings,
24	including height, bulk, setbacks, and lot coverage, and standards for $\frac{R}{R}$ eside	dential # <u>U</u> ses,
25	including open space and exposure, and urban design guidelines. Resider	itial parking is not

required and generally limited. Commercial establishments are discouraged or prohibited from
building accessory off-street parking in order to preserve the pedestrian-oriented character of
the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways,
garage entries) to off-street parking and loading on critical stretches of commercial and transit
streets to preserve and enhance the pedestrian-oriented character and transit function.

- 6 SEC. 702.2. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.
- 7 (b) <u>Neighborhood Commercial Special Use Districts.</u> In addition to the Neighborhood

*Commercial Use Districts established by Section 702.1 of this Code, certain* Neighborhood
 Commercial Special Use Districts, *as listed in Section 201 of this Code*, are established for the
 purpose of controlling changes in use and new development within sensitive neighborhood
 areas.

12 The purposes and provisions set forth in Section 780.1 of this Code shall apply within 13 these districts. The boundaries of the districts are as shown on the Zoning Map as referred to 14 in Sections 105 and 106 of this Code, subject to the provisions of that Section.

15	Neighborhood Commercial Special Use Districts	Section Number
16	Lakeshore Plaza Special Use District	<del>§ 780.1</del>
	Bayshore-Hester Special Use District	<del>§ 780.2</del>
18 19	North Beach Special Use District	<del>§ 780.3</del>
	Mission Harrison Special Use District	<del>§ 780.4</del>

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#### 22 SEC. 702.3. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.

(c) <u>Neighborhood Commercial Restricted Use Subdistricts.</u> In addition to the
 Neighborhood Commercial Use Districts established by Section 702.1 of this Code, certain
 Neighborhood Commercial Restricted Special Use Subdistricts <u>Districts listed in Section 201 of</u>

1 *this Code* are established for the purpose of controlling the expansion of certain kinds of uses

2 <u>that</u> which if uncontrolled may adversely affect the character of certain Neighborhood

3 Commercial Districts.

The purposes and provisions set forth in Sections 781.1 through 781.10, Section 784,
and Sections 249.35 through 249.99 of this Code shall apply respectively within these
districts. The boundaries of the districts are as shown on the Zoning Map as referred to in
Section 105 of this Code, subject to the provisions of that Section.

Neighborhood Commercial Restricted Use Subdistricts	<del>Section</del> Number
Taraval Street Restaurant Subdistrict	<del>§ 781.1</del>
Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict	<del>§ 781.4</del>
Mission Street Formula Retail Restaurant Subdistrict	<del>§ 781.5</del>
North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict	<del>§ 781.6</del>
Chestnut Street Financial Service Subdistrict	<del>§ 781.7</del>
Haight Street Alcohol Restricted Use District	<del>§ 781.9</del>
Lower Haight Street Alcohol Restricted Use District	<del>§ 784</del>
Fringe Financial Service Restricted Use District	<del>§ 249.35</del>
Mission Alcohol Restricted Use District	<del>§ 249.60</del> (formerly 781.
Third Street Alcohol Restricted Use District	<del>§ 249.62</del> (formerly 782)

#### SEC. 702.4. SPECIAL USE DISTRICTS.

Fulton Street Grocery Store Special Use District

Upper Market Special Sign District

2 (d)Other Special Use Districts. In addition to the Neighborhood Commercial Use Districts 3 and Neighborhood Commercial Special Use Districts established by Sections 702.1 and 702.2 of this Code, eCertain special use districts established in Section 201 of this Code are located within 4 certain Neighborhood Commercial District boundaries. The designations, locations, and 5 6 boundaries of the special use districts are as provided below. **Special Use Districts** 7 Section Number 8 Third Street Special Use District <u> 8 249.14</u> 9 § 249.61 (formerly 17th Rhode Island Street Special Use District 10 781.10) 11 <u> 8 249.13</u> Geary Boulevard/Divisadero Street Special Use District 12 California Street And Presidio Avenue Community Central Special Use 13 **District** 14 <u>§ 249.31</u> Japantown Special Use District 15

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#### SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.

The Neighborhood Commercial District zoning control categories consist of building standards listed in Section 703.1 of this Code and permitted uses listed in Section 703.2 of this Code. The controls are either stated, or summarized and cross-referenced to the sections in other articles of this Code containing the requirements, in Sections 710.1 through 729.95 of this Code, for each of the district classes listed in Section 702.1, or referenced in Section 799 of this Code.

<u>§ 249.35</u>

<u> 8 608.10</u>

#### 1 SEC. 703.2. USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

2	1	(a) Zoning Control Tables. Each Zoning I	District in Article 7 has a corresponding Zoning		
3	Control Table that details the basic development standards and Use controls for the respective district.				
4	Zoning Control Tables are explained in Section 202.1 of this Code. Any and all uses Permitted or				
5	<u>Conditie</u>	onally permitted in the zoning districts describ	ed in this Section are detailed in the		
6	<u>corresp</u>	onding Zoning Control Tables.			
7	Z	A use is the specific purpose for which a prope	rty or building is used, occupied, maintained, or		
8	leased.	Whether or not a use is permitted in a specific	district is set forth or summarized and cross-		
9	<del>referenc</del>	ced in Article 7 of this Code for each district cl	ass.		
10	(	(a) Use Categories. The uses, functions, or	activities, which are permitted in each		
11	Neighbo	orhood Commercial District class include those	e listed below by zoning control category and		
12	number and cross-referenced to the Code Section containing the definition.				
13	No.	Zoning Control Categories for Uses	Section Number of Use		
14	<del>1<b>\0.</b></del>	110.	Loning Control Calegories for Uses	<b>Definition</b>	
15	<del>.2</del> 4	Outdoor Activity Area	<del>§ 790.70</del>		
16	<del>.25</del>	Drive-Up Facility	<u>§ 790.30</u>		
17			U U		
18	<del>.26</del>	Walk Up Facility	<del>§ 790.140</del>		
19	<del>.27</del>	Hours of Operation	<del>§ 790.48</del>		
20	<del>.36</del>	Residential Conversion	<del>§ 317</del>		
21	<del>.37</del>	Residential Demolition	<del>§ 317</del>		
22					
23	<del>.38</del>	Residential Division	<del>§ 207.8</del>		
24	<del>.39</del>	Residential Merger	<del>§ 317</del>		
~ -					

1	<del>.40</del>	Other Retail Sales and Services	<del>§ 790.102</del>
2	<del>.41</del>	<del>Bar</del>	<del>§ 790.22</del>
3 4	<del>.43</del>	Limited Restaurant	<del>§ 790.90</del>
4 5	<del>.44</del>	<i>Restaurant</i>	<del>§ 790.91</del>
6	<del>.45</del>	Liquor Store	<del>§ 790.55</del>
7	<del>.46</del>	Movie Theater	<del>§ 790.64</del>
8	<del>.47</del>	Adult Entertainment	<del>§ 790.36</del>
9			U U
10	<del>.48</del>	Other Entertainment	<del>§ 790.38</del>
11	<del>.49</del>	Financial Service	<del>§ 790.110</del>
12	<del>.50</del>	Limited Financial Service	<del>§ 790.112</del>
13			0
14	<del>.51</del>	Medical Service	<del>§ 790.114</del>
15	<del>.52</del>	Personal Service	<del>§ 790.116</del>
16	<del>.53</del>	Business or Professional Service	<del>§ 790.108</del>
17	5.4		8 <b>7</b> 00 CO
18	<del>.54</del>	Massage Establishment	<del>§ 790.60</del>
19	<del>.55</del>	Tourist Hotel	<del>§ 790.46</del>
20	<del>.56</del>	Automobile Parking	<del>§ 790.8</del>
21	<del>.57</del>	Automotive Gas Station	<del>§ 790.14</del>
22	- 0		
23	<del>.58</del>	Automotive Service Station	<del>§ 790.17</del>
24	<del>.59</del>	Automotive Repair	<del>§ 790.15</del>

1	<del>.60</del>	Automotive Wash	<del>§ 790.18</del>
2	<del>.61</del>	Automobile Sale or Rental	<del>§ 790.12</del>
3	<del>.62</del>	Animal Hospital	<del>§ 790.6</del>
4	<del>.63</del>	Ambulance Service	<u>§ 790.2</u>
5	<del>.05</del>	Ambuunce Service	<del>y 190.2</del>
6	<del>.64</del>	<i>Mortuary</i>	<del>§ 790.62</del>
7	<del>.65</del>	Trade Shop	<del>§ 790.124</del>
8	.02	Trade Shop	<i>3</i> / > 0.12 /
9	<del>.66</del>	<u>Storage</u>	<del>§ 790.117</del>
10	<del>.68</del>	Fringe Financial Service	<del>§ 790.111</del>
11	<del>.69</del>	Tobacco Paraphernalia Establishment	<del>§ 790.123</del>
12		Amusement Game Arcade (Mechanical Amusement	
13	<del>.69B</del>		<del>§ 790.4</del>
14		<del>Devices)</del>	
15	<del>.69C</del>	Neighborhood Agriculture	<del>§ 102.35(a)</del>
16	<del>.69D</del>	Large Scale Urban Agriculture	<del>§ 102.35(b)</del>
17	<del>.70</del>	Administrative Service	<del>§ 790.106</del>
18	0.0		8 700 44
19	<del>.80</del>	Hospital or Medical Center	<del>§ 790.44</del>
20	<del>.81</del>	Other Institutions, Large	<del>§ 790.50</del>
21	<del>.82</del>	Other Institutions, Small	<u>§ 790.51</u>
22	<del>.83</del>	Public Use	<del>§ 790.80</del>
23	0.4		e 700 141
24	<del>.84</del>	Medical Cannabis Dispensary	<del>§ 790.141</del>
25	<del>.85</del>	Service, Philanthropic Administrative	<u>§ 790.107</u>

1	<del>.90</del>	Residential-Use	<del>§ 790.88</del>
2	<del>.95</del>	Community Residential Parking	<del>§ 790.10</del>

- 3
- 4 (b) *Use Limitations. The uses permitted in Neighborhood Commercial Districts are either*

5 *principal, conditional, accessory, or temporary uses as stated in this Section, and include those uses set* 

6 *forth or summarized and cross-referenced in the zoning control categories as listed in this Code for* 

7 *each district class.* 

8 Permitted Uses. Uses in Enclosed Buildings. All permitted uses shall be conducted (H)9 within an enclosed building in Neighborhood Commercial Districts, unless otherwise 10 specifically allowed in this Code. Exceptions from this requirement are: uses which, when 11 located outside of a building, qualify as an Outdoor Activity Area or Open Air Sales, as defined in 12 Sections 102 and 790.70 of this Code; accessory off-street parking and loading, and other uses 13 listed below which function primarily as open-air uses, or which may be appropriate if located 14 on an open lot, outside a building, or within a partially enclosed building, subject to other 15 limitations of this Article 7 and other sections of this Code.

No.	Zoning Control Category	
<del>.56</del>	Automobile Parking Public and Private Parking Lots	
<del>.57</del>	Automotive-Gas Station	
<del>.58</del>	Automotive Service Station	
<del>.60</del>	Automotive Wash	
<del>.61</del>	Automobile Sale or Rental	
<del>.81</del>	Other Institutionsal Uses, Large (selected)	
<del>.83</del>	Public Use <u>Facilities</u> (selected)	
	Community Residential Parking-Open Recreation Area	
<del>.95</del>	Outdoor Recreation Area	
	<u>Neighborhood and Large Scale Urban Agriculture</u>	

1	Utility and Infrastructure Uses (selected)
2	
3	(c) <u>Multiple Uses in One Structure.</u> If there are two or more uses in a structure and
	none is classified below under Section 703(d) below 703.2(b)(1)(C) of this Code as an aAccessory
4	<u>Use</u> , then each of these uses will be considered separately as independent <u><i>p</i>P</u> rincipal,
5	<i>eConditional or temporary uses.</i>
6	(A) <b>Principal Uses.</b> Principal uses are permitted as of right in a
7	Neighborhood Commercial District, when so indicated in this Code for each district class.
8	(B) Conditional Uses. Conditional uses are permitted in a Neighborhood
9	Commercial District when authorized by the Planning Commission; whether a use is conditional in a
10	given district is indicated in this Code. Conditional uses are subject to the provisions set forth in
11	Sections 178, 179, 303, and 316 through 316.6 of this Code.
12	(i) An establishment which sells beer or wine with motor vehicle fuel
13	is a conditional use, and shall be governed by Section 229.
14	(ii) Notwithstanding any other provision of this Article, a change in
15	use or demolition of a movie theater use, as set forth in Section 790.64, shall require conditional use
16	authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise
17	prohibited.
18	
19	(iii) Notwithstanding any other provision of this Article, a change in
20	use or demolition of a general grocery store use, as defined in Section 790.102(a), which use exceeds
21	5,000 gross square feet shall require conditional use authorization. This Subsection shall not authorize
22	a change in use if the new use or uses are otherwise prohibited.
23	(iv) Large Scale Urban Agriculture, as defined in Section 102.35(b),
24	shall require conditional use authorization.
25	

1	(d) (C) Accessory Uses. Except as prohibited in Section 728 and sSubject to the
2	limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and
3	NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and
4	Loading as Accessory Uses) of this Code, Accessory Uses as defined in Section 102 a related
5	minor use which is either necessary to the operation or enjoyment of a lawful principal use or
6	conditional use, or is appropriate, incidental and subordinate to any such use, shall be permitted as
7	an accessory use when located on the same lot. Any use which that does not qualify as an
8	aA ccessory $uU$ se shall be classified as a $pP$ rincipal or $eC$ onditional use, unless it qualifies as a
9	temporary use under Sections 205 through 205.4 of this Code.
10	No use will be considered accessory to a permitted <u><i>pP</i></u> rincipal or <i>eC</i> onditional use <i>which</i>
11	that involves or requires any of the following:
12	(1) (i) The use of more than 1/3 of the total floor area occupied by such use
13	and the <u><i>pP</i></u> rincipal or $eC$ onditional use to which it is accessory, except in the case of accessory
14	off-street parking and loading and as specified in subsection (d)(4) below as accessory
15	wholesaling, manufacturing or processing of foods, goods, or commodities;
16	(2) (ii) Any Bar or Restaurant, or any other retail establishment which serves
17	liquor for consumption on-site; however, this shall not prohibit take-out food activity which operates
18	in conjunction with a Limited Restaurant, Restaurant, General Grocery, and Specialty Grocery;
19	(iii) Any Take-Out Food use, as defined in Section 790.122, except for a Take-Out Food use
20	which occupies 1/3 of the total floor area or up to 500 s/f whichever is more restrictive in a general
21	grocery or specialty grocery store. This Take-Out Food use includes the area devoted to food
22	preparation and service and excludes storage and waiting areas;
23	(iv) Any Take-Out Food use, as defined in Section 790.122, except for a Take-
24	Out Food use operating as a minor and incidental use within a Restaurant or Limited-Restaurant use;
25	

1 (3) The wholesaling, manufacturing or processing of foods, goods, or (v)2 commodities on the premises of an establishment *which that* does not also use or provide for 3 retail sale of such foods, goods or commodities at the same location where such wholesaling, manufacturing or processing takes place; except, however, in the North Beach Special Use District 4 5 where such activities are limited to 15% of the total floor area occupied by the Principal or 6 Conditional Use to which it is accessory unless the Principal or Conditional Use is Specialty Foods 7 Manufacturing as defined in Section 780.3. 8 (4)Any retail *ILiquor* Store sales, as defined in Section 790.55, except for <del>(vi)</del> 9 beer, wine, and/or liquor sales for the consumption off the premises with a State of California Alcoholic Beverage Control ("ABC") Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) 10 which occupy less than 15% of the gross square footage of the establishment (including all areas 11 12 devoted to the display and sale of alcoholic beverages) in a General Grocery or Specialty Grocery, or 13 Limited-Restaurant use (ABC license type 20 only). Medical Cannabis Dispensaries as defined in 790.141. 14 (5)<del>(vii)</del> 15 The foregoing rules shall not prohibit take-out food activity which operates in conjunction with 16 a Limited-Restaurant or a Restaurant. A Limited-Restaurant or a Restaurant, by definition, includes 17 take-out food as an accessory and necessary part of its operation. 18 (6)(*viii*) Any other General eEntertainment or Nighttime Entertainment USe, as defined in Section 790.38, except for one that involves a Limited Live Performance Permit as set 19 forth in Police Code Section 1060et seq. 20 21 Within the North Beach SUD and NCD a Limited Restaurant. (7) (D) **Temporary Uses.** Temporary uses are permitted uses, subject to the 22 23 provisions set forth in Section 205 of this Code. 24 25

1 A *Medical Health* Service use as an Accessory Use in the Sacramento (8<del>ix</del>) 2 Street Neighborhood Commercial District requires a Conditional Use authorization on the 3 ground story and is permitted above the ground story pursuant to Section 724 of this Code. (e) (2) Uses Not Permitted Uses. 4 5 (A) Uses which are not specifically listed in this Article are not permitted 6 unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this Code or are 7 determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this 8 Code. 9 (1)(B)No use, even though listed as a *p*Permitted *\muUse*, shall be permitted in a Neighborhood Commercial District which, by reason of its nature or manner of 10 operation, creates conditions that are hazardous, noxious, or offensive through the emission 11 12 of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or 13 excessive noise. 14 (2)(C)The establishment of a use that sells alcoholic beverages, other 15 than beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by Section 202.2(b) 229. Except in the SoMa NCT, where these uses are permitted aAccessory 16 17 *HU*ses. 18 (f)Conflicting Controls. All uses, buildings and features in Neighborhood Commercial 19 Districts shall comply with all controls set forth for the district in which they are located. Where 20 different controls conflict or overlap within the same District, the use, building or feature shall abide 21 by the most restrictive of all controls. For example, in an NC-2 District, a Dwelling Unit on the second 22 story is proposed for conversion to a Personal Service use. Residential Conversions at the Second Story 23 in an NC-2 District require Conditional Use authorization under Table 711, while Personal Services at the Second Story in an NC-2 District are permitted as Principal Uses under Table 711. Following the 24 25

1 <u>most restrictive control, the applicant must obtain Conditional Use authorization and all other</u>

- 2 <u>necessary permits in order to legally convert the Dwelling Unit to a Personal Service use.</u>
- 3 SEC. 703.4. CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL USES.
- 4 (a) This *Ordinance* <u>Section 703.4</u> shall be known as the Small Business Protection
- 5 Act.
- (b) *Notwithstanding Section 703.3(b) and eE*xcept for Section 303.1(f), establishment of
  a *fF*ormula *r*<u>R</u>etail use, as defined in Section 303.1, in any Neighborhood Commercial District,
  as identified in Article 7, shall require *eC*onditional *#U*se authorization pursuant to the criteria
  of Sections 303(c) and 303.1 and be subject to the terms of Sections 303.1(g) and (h).
- (c) Nothing herein shall preclude the Board of Supervisors from adopting more
   restrictive provisions for *eC*onditional *#U*se authorization of *fF*ormula *#R*etail use or prohibiting
   *fF*ormula *#R*etail use in any Neighborhood Commercial District.

13 SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET

- 14 NCT AND RCD DISTRICTS.
- The following controls are intended to support the economic viability of buildings ofhistoric importance within the Folsom NCT and RCD Districts.
- (a) This subsection (a) applies only to buildings that are a designated landmark
  building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant
  to Article 11 of this Code and located within the Extended Preservation District, or a building
  listed in or determined individually eligible for the National Register of Historic Places or the
  California Register of Historical Resources by the State Office of Historic Preservation.
- 22 (b) <u>Non-Retail Professional Services, Retail Professional Services, Philanthropic</u>
- 23 <u>Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial</u>
- 24 Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, All
- 25 *office uses, as defined in Planning Code Section* 790.69, are permitted as of right, provided that

1	prior to the issuance of	of any necessary pe	rmits, the Zoning Ad	ministrator, with the advice of
-			···· · · · · · · · · · · · · · · · · ·	

2 the Historic Preservation Commission, determines that allowing the use will enhance the

3 feasibility of preserving the building.

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- 4 (c) The Historic Preservation Commission shall review the proposed project for 5 compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any
- 6 applicable provisions of the Planning Code.
- 7 SEC. 710. NC-1 NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.
- 8
- 9

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#### Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1

#### ZONING CONTROL TABLE

		<u>NC-1</u>
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
<u>BUILDING STANDARDS</u>		
Massing and Setbacks		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk Map</u> <u>Sheets HT02-08, HT10-13 for more information.</u> <u>Height sculpting required on Alleys per §261.1.</u>
5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P(1) in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level</u> or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	<u>§§ 130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public Realm		·
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>

23

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		1	
1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
			railings, and grillwork. Exceptions permitted for
3			historic buildings.
4	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific</u> <u>districts.</u>
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for specific</u> <u>districts</u>
6	<u>Miscellaneous</u>		
7	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u><i>P up to 4,999 square feet; C 5,000 square feet and above</i></u>
	Planned Unit Development	<u>§ 304</u>	
8	Awning	<u>§ 136.1</u>	<u>P</u>
9	Canopy or Marquee	<u>§ 136.1</u>	<u>NP</u>
	<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
10		<u>604,</u> 607, 607.1,	
11		<u>608, 609</u>	
12	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
12		<u>604,</u> <u>608, 609, 610,</u>	
13		<u>611</u>	
14	<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
		<u>Commerce and</u> Industry	
15		Element	
16			
17	Zoning Category	8	<u>Controls</u>
17		<u>References</u>	
18	<u>RESIDENTIAL STANDARDS A</u>	<u>ND USES</u>	
19	Development Standards		
20	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§ 135, 136</u>	100 square feet per unit if private, or 133 square feet per unit if common
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	A minimum of one car parking space for every
22		<u>151, 153 – 156,</u> <u>159 - 161, 166,</u>	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2 If car
<i>~~</i>		<u>139 - 101, 100,</u> <u>204.5</u>	parking is provided, car share spaces are required
23		8 207 C	when a project has 50 units or more per §166.
24	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
۲ <del>4</del>	<u>Use Characteristics</u>	\$ 102	
25	Single Room Occupancy	<u>§ 102</u>	<u>P</u>

	Student Housing	<u>§ 102</u>	<u>P</u>		
1	<u>Residential Uses</u>		1	Controls by Sto	<u>ory</u>
2			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
3	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 sq</u> permitted in the 1 whichever is grea	nearest Residenti	
5	Senior Housing Density	<u>§§ 102,</u>	P up to twice the	number of dwell	ing units otherwise
6		<u>202.2(f), 207</u>		equirements of §	202.2(f)(1). C up to
7			twice the number permitted as a Pr meeting all requi	rincipal Use in th	e district and
8					elated to location.
9	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 22</u> <u>permitted in the 1</u> whichever is grea	nearest Residenti	t area, or the density al District,
10	Accessory Dwelling Unit Density	<i>§§102,</i>	<i>P</i> within the exist		alana 1 ADU
11	Accessory Dwening Unit Density	$\frac{88102.}{207(c)(4)}$	allowed in buildi	ngs with 4 or few	<u>ver Dwelling Units.</u> Ver Dwelling Units. Ver Dwelling Units.
12				liminate or reduc	e ground-story retail
13	Homeless Shelters Density	<u>§§ 102, 208</u>	Density limits reg	gulated by the Ad	lministrative Code
14	Loss of Dwelling Units	•	<u>1st</u>	<u>Controls by Sto</u> 2nd	ory 3rd+
15	Residential Conversion	§ 317	<u>151</u>	<u>2nu</u> <u>NP</u>	NP <u>Sta+</u>
16	Residential Demolition and Merger	<u>§ 317</u>	<u><u> </u></u>	<u>C</u>	<u><u>C</u></u>

17	Zoning Category	<u>§</u> References	<u>Controls</u>
18	NON-RESIDENTIAL STANDAR		
19	Development Standards		
20	Development Standards		
21	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>
22	<u>Use Size</u>	<u>§ 102</u>	<u><i>P up to 2,999 square feet; C 3,000 square feet and above</i></u>
23	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>No car parking required if Occupied Floor Area is</u> <u>less than 5,000 square feet. See chart in §151 for uses</u>
24		<u>159 - 161, 166,</u> <u>204.5</u>	over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car
25			share spaces required when a project has 25 or more parking spaces per §166.

1	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 2015		gross floor area eptions permitted	<u>is less than 10,000</u> d per <u>§161.</u>
2	Commercial Use Characteristics	<u>204.5</u>			
3	Drive-up Facility	<u>§102</u>	NP		
5	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u><u> </u></u>		
4	Hours of Operation	<u>§102</u>	<u>P6a.m 11 p.m</u>	n.; C 11 p.m 2 d	a.m.
5	Maritime Use	<u>§102</u>	<u>NP</u>		
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
6	Outdoor Activity Area	<u>§102, 145.2</u>	<u><i>P if located in fr</i></u> <u>elsewhere</u>	ont of building; <b>(</b>	<u>C if located</u>
7	Walk-up Facility	<u>§102</u>	<u>P</u>		
8	NON-RESIDENTIAL USES			Controls by S	tory
•			<u>1st</u>	2nd	<i>3rd</i> +
9	Agricultural Use Category				
10	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
11	Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
12	Greenhouse	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	Automotive Use Category		I	L	
	Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Entertainment, Arts and Recreatio	n Use Category			
18	Entertainment, Arts and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Industrial Use Category				
23	<u>Industrial Uses</u>	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category	1	[ _		
24	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
25	Child Care Facility	<u>§102</u> \$102	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
_0	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>NP(4)</u>	<u>NP</u>	<u>NP</u>
<u>~</u>	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Religious Institution	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(5)</u>	<u>P(5)</u>
4	Sales and Service Use Categor	y			
5	<b>Retail Sales and Service Uses*</b>	<u>§102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Animal Hospital	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
	Kennel	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	Massage Establishment	<u>§102</u>	NP	<u>NP</u>	NP
1	Massage, Foot/Chair	<u>§102</u>	NP	<u>NP</u>	NP
	Mortuary	<u>§102</u>	NP	<u>NP</u>	NP
	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	NP	<u>NP</u>	NP
	Services, Fringe Financial	<u>§102</u>	NP	<u>NP</u>	NP
	Services, Health	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	Services, Instructional	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	Services, Personal	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	Services, Retail Professional	<u>§102</u>	<u>P</u>	NP	NP
	<u>Storage, Self</u>	<u>§102</u>	NP	NP	NP
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP
	Trade Shop	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Non-Retail Sales and Service*	<u>§102</u>	NP	NP	NP
	Design Professional	<u>§102</u>	<u>P</u>	NP	NP
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	Utility and Infrastructure Use	- · ·		-	
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
	Power Plant Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
		<i>§102</i>	NP	NP	NP

24 (1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following areas:

	(a) within the boundar	ies of Sargent S	treet to Orizaba Avenue to Lobos Street to
1	* *		Avenue to Alemany Boulevard to 19th Avenue
2	to Randolph Street to Monticello S	Street and back i	o Sargent Street.
2			udah Streets west of 19th Avenue.
3			et or Restricted Use Subdistrict with more
4	<u>restrictive controls; otherwise, same (</u> (3) C required for 13 or more childre		<u>e control.</u>
т			saries can demonstrate to the Planning
5	Department they were in operation as	s of April 1, 2005	and have remained in continuous operation and
6	have obtained a final permit to opera		<u>008.</u>
	(5) C required for 7 or more persons. (6) C if a Macro WTS Facility; P if a		lity
7	<u>(b) e ij u mucro wrs Fucuuy, F ij u</u>		<u></u>
8			
0	SEC. 711. NC-2 - SMALL-SCA	LE NEIGHBOI	RHOOD COMMERCIAL DISTRICT.
9			
0	* * * *		
	Table 711. SMALL-SCALE NEIG	HBORHOOD (	COMMERCIAL DISTRICT NC-2
1			
2		<u>ZONING CON</u>	<u>TROL TABLE</u>
2			
3			
3			
4			<u>NC-2</u>
	Zoning Category	<u>S</u>	<u>NC-2</u> <u>Controls</u>
4 5		<u>§</u> <u>References</u>	
4	<b>BUILDING STANDARDS</b>		
4 5	BUILDING STANDARDS Massing and Setbacks	<u>References</u>	<u>Controls</u>
4 5 6 7	<b>BUILDING STANDARDS</b>		
4 5 6	BUILDING STANDARDS Massing and Setbacks	References           §§ 102, 105, 106, 250—252, 260, 261.1,	<u>Controls</u> <u>Varies, but generally 40-X. See Height and Bulk Map</u>
4 5 6 7	BUILDING STANDARDS Massing and Setbacks	References           §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See	<u>Controls</u> <u>Varies, but generally 40-X. See Height and Bulk Map</u> <u>Sheets HT01-13 for more information. Height</u>
4 5 6 7 8 9	BUILDING STANDARDS Massing and Setbacks	References           §§ 102, 105, 106, 250—252, 260, 261.1,	<u>Controls</u> <u>Varies, but generally 40-X. See Height and Bulk Map</u> <u>Sheets HT01-13 for more information. Height</u>
4 5 6 7 8	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	References           §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	Controls Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height sculpting required on Alleys per §261.1.
4 5 6 7 8 9	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	References           §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk	<u>Controls</u> <u>Varies, but generally 40-X. See Height and Bulk Map</u> <u>Sheets HT01-13 for more information. Height</u>
4 5 7 8 9 0	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	References         §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20	Controls         Varies, but generally 40-X. See Height and Bulk Map         Sheets HT01-13 for more information. Height         sculpting required on Alleys per §261.1.         P(1) in some districts
4 5 7 8 9 0	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	References           §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	Controls         Varies, but generally 40-X. See Height and Bulk Map         Sheets HT01-13 for more information. Height         Sculpting required on Alleys per \$261.1.         P(1) in some districts         Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story if
4 5 7 8 9 0	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	References         §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20         § 130, 134,	Controls         Varies, but generally 40-X. See Height and Bulk Map         Sheets HT01-13 for more information. Height         Sculpting required on Alleys per §261.1.         P(1) in some districts         Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story if         it contains a Dwelling Unit: 25% of lot depth, but in
4 5 7 8 9 0 1 2 3	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	References         §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20         § 130, 134,	Controls         Varies, but generally 40-X. See Height and Bulk Map         Sheets HT01-13 for more information. Height         Sculpting required on Alleys per \$261.1.         P(1) in some districts         Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story if
4 5 7 8 9 0 1 2	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	References         §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20         § 130, 134,	Controls         Varies, but generally 40-X. See Height and Bulk Map         Sheets HT01-13 for more information. Height         Sculpting required on Alleys per §261.1.         P(1) in some districts         Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story if         it contains a Dwelling Unit: 25% of lot depth, but in

Streetscape and Pedestrian	<u>§138.1</u>	Required
<u>Improvements</u>		
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade part
<u> </u>	<u></u>	setbacks, parking and loading entrances, act
		ground floor ceiling height, street-facing gro
		spaces, transparency and fenestration, and g
		railings, and grillwork. Exceptions permitted
		<u>historic buildings.</u>
Ground Floor Commercial	<u>§ 145.4</u>	Required on some streets, see § 145.4 for sp
		<u>districts.</u>
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for s</u>
		<u>districts</u>
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square
		<u>above</u>
Planned Unit Development	<u>§ 304</u>	<u><u>C</u></u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
	<u>604,</u>	
	<u>607, 607.1,</u>	
	<u>608, 609</u>	
<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u>	<u>NP</u>
	<u>604.</u>	
	<u>608, 609, 610,</u>	
	<u>611</u>	
<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
	Commerce and	
	<u>Industry</u>	
	<u>Element</u>	

18	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>					
19	RESIDENTIAL STANDARDS AND USES							
00	Development Standards							
20	<u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u>					
21	<u>Unit]</u>		<u>per unit if common</u>					
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of one car parking space for every</u>					
22		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car					
23		<u>204.5</u>	parking is provided, car share spaces are required					
20			when a project has 50 units or more per §166.					
24	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>					
05	<u>Use Characteristics</u>							
25	Single Room Occupancy	<u>§ 102</u>	<u>P</u>					

	Student Housing	<u>§ 102</u>	<u>P</u>				
1	Residential Uses	-	<u>Controls by Story</u>				
2			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
2	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
3	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u>				
4			permitted in the nearest Residential District, whichever is greater.				
5	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u><i>P</i> up to twice the number of dwelling units otherwise</u> permitted as a Principal Use in the district and				
6			meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise				
7			permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.				
8	Group Housing Density	<u>§ 208</u>	1 bedroom per 275 square foot lot area, or the density				
9			permitted in the nearest Residential District, whichever is greater.				
10	Accessory Dwelling Unit Density	<u>§§102,</u>	<u><i>P</i> within the existing building envelope. 1 ADU</u>				
11		<u>207(c)(4)</u>	allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units.				
12			<u>ADUs may not eliminate or reduce ground-story retail</u> or commercial space.				
	Homeless Shelter Density	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code				
13	Loss of Dwelling Units		Controls by Story				
14			-				
			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
15	Residential Conversion	<u>§ 317</u>	<u>Ist</u>	<u>2nd</u>	<u>3rd+</u>		
	Residential Conversion         Residential Demolition and Merger	<u>§ 317</u> <u>§ 317</u>					
15			<u></u>	<u><u> </u></u>	<u></u>		
15 16			<u></u>	<u><u> </u></u>	<u></u>		
15 16 17	Residential Demolition and Merger	<u>§ 317</u> <u>§</u> <u><b><u>§</u></b></u> <u><b><u>R</u>eferences</b></u>		<u>C</u> <u>C</u>	<u></u>		
15 16 17 18	Residential Demolition and Merger	<u>§ 317</u> <u>§</u> <u><b><u>§</u></b></u> <u><b><u>R</u>eferences</b></u>		<u>C</u> <u>C</u>	<u></u>		
15 16 17 18 19	Residential Demolition and Merger          Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDA	\$ 317 <u>\$ 317</u> <u>\$</u> <u><b>References</b></u> <u><b>RDS AND USE</b></u> , <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>8</u> <u>\$</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u>		<u>C</u> <u>C</u>	<u></u>		
15 16 17 18 19 20	Residential Demolition and Merger          Zoning Category         NON-RESIDENTIAL STANDA         Development Standards	<u>§ 317</u> <u>§</u> <u>References</u> <u>RDS AND USE</u> ,	<u>C</u> <u>C</u> <u>S</u> <u>2.5 to 1</u> <u>P up to 3,999 sq</u>	<u>C</u> <u>C</u> <u>C</u> <u>Controls</u>	<u></u>		
15 16 17 18 19 20 21	Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio	§ 317         § 317         References         RDS AND USE,         \$\$ 102, 123, 124         \$\$ 102, 121.2         \$\$ 145.1, 150,	<u>C</u> <u>C</u> <u>S</u> <u>2.5 to 1</u> <u>P up to 3,999 sq</u> <u>above</u> <u>No car parking 1</u>	<u>C</u> <u>C</u> <u>Controls</u> uare feet; C 4,00 required if Occup	<u>NP</u> <u>C</u> <u>0 square feet and</u> <u>vied Floor Area is</u>		
15 16 17 18 19 20 21 22	Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio         Use Size	§ 317           § 317           References           RDS AND USE,           § 102, 123,           124           § 102, 121.2	<u>C</u> <u>C</u> <u>C</u> <u>2.5 to 1</u> <u>P up to 3,999 sq</u> <u>above</u> <u>No car parking n</u> <u>less than 5,000 squa</u>	<u>C</u> <u>C</u> <u>C</u> <u>Controls</u> <u>uare feet; C 4,00</u> required if Occup square feet. See c re feet. See §161	<u>NP</u> <u>C</u> <u>0 square feet and</u> <u>vied Floor Area is</u> hart in §151 for uses		

1	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.						
2	Commercial Use Characteristics								
3	Drive-up Facility	<u>§102</u>	<u>NP</u>						
0	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>						
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>						
5	Maritime Use	<u>§102</u>	<u>NP</u> <u>See §703(b)</u>						
5	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>							
6	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in front; C if located elsewhere						
7	Walk-up Facility	<u>§102</u>	<u>P</u>						
,	NON-RESIDENTIAL USES		Controls by Story						
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>				
9	Agricultural Use Category								
10	Agriculture, Neighborhood	<u>§§102, 2</u> 02.2(c)	<u>P</u>	<u>P</u>	<u>P</u>				
11	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>				
	Greenhouse	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>				
12	Automotive Use Category	<u>202.2(C)</u>							
13	Automotive Uses*	<u>§102</u>	NP	NP	NP				
	Automotive Repair	<u>§102</u>	<u>C</u>	NP	NP				
14	Automotive Service Station	<u>§§102,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>				
15	Gas Station	<u>§§102, 187.1,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>				
16	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
17	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
18	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>				
19	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>				
20	Entertainment, Arts and Recreation	Entertainment, Arts and Recreation Use Category							
20	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
21	Entertainment, General	<u>§102</u>	<u>P</u>	NP	NP				
22	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>				
23	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	<u>NP</u>				
	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
24	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
25	Industrial Use Category								

4	Industrial Uses	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Institutional Use Category				
2	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
_	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
3	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>DR</u>	<u>NP</u>
5	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
7	Sales and Service Use Category				
	<b>Retail Sales and Service Uses*</b>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9 10	Bar	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.0	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
16	Restaurant, Limited	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
17	Services, Financial	<u>§102</u>	<u>P(5)</u>	<u>C(5)</u>	<u>NP</u>
18	Services, Fringe Financial	<u>§102</u>	<u>P(5)(6)</u>	<u>NP</u>	<u>NP</u>
10	Services, Limited Financial	<u>§102</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
19	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	Utility and Infrastructure Use Cate	ě ;	<i>C</i> (7)	<i>C</i> (7)	C(7)
24	Utility and Infrastructure* Power Plant	<u>§102</u> §102	<u>C(7)</u> <u>NP</u>	<u>C(7)</u> <u>NP</u>	<u>C(7)</u> NP
	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25			<u> </u>		

### \* Not listed below 1

- (1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following 2 areas: Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.
- 3 (2) *C* required for 13 or more children.
- 4 (3) C required for seven or more persons.

### 5 (4) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants 6 are C: Formula Retail Restaurants and Limited-Restaurants are NP.

- 7 (5) CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT: NP for properties on Chestnut Street zoned NC-2 from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU. 8
- (6) FRINGE FINANCIAL SPECIAL USE DISTRICT: The FFSUD and its <sup>1</sup>/<sub>4</sub> mile buffer includes, but is not limited 9 to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; the 10 North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and
- 11 SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries. *Controls:* Within the FFSRUD and its <sup>1</sup>/<sub>4</sub> mile buffer, fringe financial services are NP pursuant to Section 249.35.
- 12 Outside the FFSRUD and its <sup>1</sup>/<sub>4</sub> mile buffer, fringe financial services are P subject to the restrictions set forth in *subsection* 249.35(*c*)(3).
- 14 (7) *C* if a Macro WTS Facility; *P* if a Micro WTS Facility.

### 15 SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

- 16
- 17

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## Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3

## ZONING CONTROL TABLE

19			<u>NC-3</u>
20	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
21	<b>BUILDING STANDARDS</b>		
00	Massing and Setbacks		
22	Height and Bulk Limits	<u>§§ 102, 105,</u>	Varies, but generally 40-X. See Height and Bulk Map
23		<u>106, 250—252,</u> <u>260, 261.1,</u>	<u>Sheets HT01-04, HT07, HT08, HT10, and HT11 for</u> more information. Height sculpting required on Alleys
24		<u>270, 271. See</u> <u>also Height</u>	<u>per §261.1.</u>
25		<u>and Bulk</u> District Maps	

\*

<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P(1)in some districts</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less that 15 feet.(6)
Front Setback and Side Yard	<u>§§ 131, 132,</u> 133	Not Required.
Street Frontage and Public Realm	<u>155</u>	
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active us
		ground floor ceiling height, street-facing ground-la spaces, transparency and fenestration, and gates.
		railings, and grillwork. Exceptions permitted for <u>historic buildings.</u>
Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific</u> districts.
Vehicular Access Restrictions	<u>§ 155(r)</u>	Restricted on some streets, see §155(r) for specific districts
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
Awning	<u>§§ 102, 136</u>	<u>P</u>
Canopy or Marquee	<u>§§ 102, 136</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 608, 609</u>	<u>As permitted by Section § 607.1</u>
<u>General Advertising Signs</u>	<u>\$\$ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines
		·

Development Standards

	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	80 sayare feet n	or unit if private	or 100 square feet	
1	<u>Unit]</u>	<u>xx135, 150</u>	per unit if common			
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	A minimum of or		· · · ·	
3		<u>151, 153 – 156</u> <u>, 159 - 161,</u> 166, 204 5	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2 If car parking is provided, car share spaces are required			
4		<u>166, 204.5</u>		aea, car snare sp as 50 units or m		
-	Dwelling Unit Mix	<u>§ 207.6</u>	Not required			
5	<u>Use Characteristics</u>	-	•			
6	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
7	Student Housing	<u>§ 102</u>	<u>P</u>	a . 11 a.		
1	<u>Residential Uses</u>			<u>Controls by Sto</u>	<u>ry</u>	
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
9	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
10	Dwelling Unit Density	<u>§§ 102, 207</u>		quare foot lot are		
11			<u>permitted in the</u> <u>whichever is gre</u>	nearest Resident pater.	ial District <u>,</u>	
12	Senior Housing Density	<u>§§ 102,</u>	-		ling units otherwise	
13		<u>202.2(f), 207</u>	*	<u>Principal Use in t</u> requirements of 8	<u>he district and</u> 202.2(f)(1). C up to	
15			twice the numbe	r of dwelling uni	ts otherwise	
14			-	<u>Principal Use in t</u> irements of Secti	<u>he district and</u> on § 202.2(f)(1),	
15					elated to location.	
	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 2</u>	210 square foot la	ot area, or the density	
16			-	nearest Resident	<u>ial District,</u>	
17			whichever is gre			
10	Accessory Dwelling Unit Density	$\frac{\$\$102,}{207(c)(4)}$		<u>sting building env</u> ings with 4 or fev	velope. 1 ADU wer Dwelling Units.	
18		207(0)(1)	No limit in build	lings with 5 or me	ore Dwelling Units.	
19			<u>ADUs may not e</u> or commercial s		ce ground-story retail	
20	Homeless Shelter Density	<u>§§ 102, 208</u>			dministrative Code	
	Loss of Dwelling Units			Controls by St	ory	
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
22	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>	
23	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
24		e				
	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>		
25		Acjerences				

NON-RESIDENTIAL STANDA	<u>RDS</u>			
Development Standards				
<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	-	quare feet; C 6,	000 square feet and
		<u>above</u>		
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156			cupied Floor Area is
	<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	over 5,000 squ	are feet. See §10	<u>e chart in §151 for u</u> 5 <u>1 for car parking</u>
	<u>204.5</u>			<u>per Section 155.2. C</u> project has 25 or ma
		parking spaces	<u>per §166.</u>	•
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5		if gross floor ar xceptions permit	<u>ea is less than 10,00</u> tted per <u>§161.</u>
Commercial Use Characteristics				
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP(2)</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
Hours of Operation	<u>§102</u>	<u>No limit</u>		
<u>Maritime Use</u>	<u>§102</u>	$\underline{NP}$		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	
Outdoor Activity Area	<u>§§102,145.2(a)</u>	÷ .	front; C if locate	ed elsewhere
<u>Walk-up Facility</u> NON-RESIDENTIAL USES	<u>§102</u>	<u>P</u>	Controls by	Storm.
NON-RESIDENITAL USES		<u>1st</u>	<u>Controls by</u> <u>2nd</u>	<u>3rd+</u>
Agricultural Use Category				
Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
Automotive Use Category				
<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
Service, Motor Vehicle Tow	<u>§102</u>	NP	NP	NP

	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Vehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Vehicle Storage Lot	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Entertainment, Arts and Recreation	on Use Category			
3	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Uses*</u>	0.102	<i></i>		
_	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
6	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
_	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Industrial Use Category Industrial Uses	<u>§102</u>	ND	ND	NP
9		<u>§102</u>	<u>NP</u>	<u>NP</u>	
10	Institutional Use Category Institutional Uses*	<u>§102</u>	D	D	D
10	Hospital	<u>§102</u> §102	<u>P</u> <u>C</u>	<u>P</u> <u>C</u>	<u>P</u> <u>C</u>
11	Job Training	<u>§102</u> §102	<u>P</u>	<u>e</u> <u>P</u>	<u>P</u>
12	Medical Cannabis Dispensary	<u>§102</u> §§102,	<u>r</u> <u>DR</u>	<u>F</u> <u>DR</u>	<u>r</u> <u>DR</u>
12	<u>Medical Cannabis Dispensary</u>	$\frac{88102}{202.2(e)}$			
13	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Sales and Service Use Category			-	
15	<b><u>Retail Sales and Service Uses*</u></b>	<u>§§102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P(3)</u>	<u>P(3)</u>	<u>NP</u>
18	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Massage Establishment	<u>§102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Motel</u>	$\frac{\$\$102,}{202.2(a)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
24	<u>Restaurant, Limited</u>	$\frac{\$\$102}{202.2(a)}$	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
25	Retail Sales and Service, General	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(3)</u>

	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
1	Services, Fringe Financial	<u>§102</u>	<u>P(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>	
2	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
3	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
4	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
6	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
U	Storage, Commercial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
7	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
8	Utility and Infrastructure Use C	Category				
0	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(8)</u>	<u>C(8)</u>	<u>C(8)</u>	
9	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	* Not listed below					
11	(1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following					
12	areas: Geary from Masonic Avenue to					
12	between Palm Avenue and Parker Ave			•	•	
13	(2) THIRD FLOOR RESIDENTIAL C	ΟΝΙΛΕΦΟΙΟΝΙ				
4.4	<b>Boundaries:</b> Applicable to NC-3 Dist.					
14	Controls: A residential use may be co					
15	<u>a Conditional Use on the third story a</u> finds that:	end above if in a	ddition to the crite	ria set forth in Sect	tion 303, the Commission	
10	(a) The structure in which the res	ridential use is to	be converted has	been found eligible	e for listing on the	
16	National Register of Historic Places;					
17	(b) The proposed use is to be oper (c) No legally residing residential	• •	• • •	corporation; and		
	<u>10/ 110 102000/ 10000000 100000000000000</u>		<u>insprace an</u>			
18	(3) THIRD STREET SPECIAL USE D	<u>ISTRICT</u>				
19	<b>Boundaries:</b> Applicable only to the po					
	Controls: Off-sale retail liquor sales of	are NP; arive-up	<u>jacuities jor kest</u>	aurants and Limite	<u>a-Kestaurants are C.</u>	
20	(4) MISSION STREET FORMULA RE					
21	<b>Boundaries:</b> Applicable only for the p		ssion Street NC-3	District between 13	5th Street and Randall	
21	<u>Street as mapped on Sectional Map 7</u> Controls: Formula Retail Restaurants		staurants are NP.			
22	(5) GEARY BOULEVARD FORMULA	A RETAIL PET S	UPPLY STORE A			
23	DRINKING SUBDISTRICT: Application					
20	and 28th Avenues as mapped on Secti retail eating and drinking uses are NF		ana 4 SU. Formu	<u>ua ketau pet supply</u>	<u>y siores ana formula</u>	
24						
25						

1	includes, but is not limited to, properties	within: the Mission Alcoholic	FSRUD): The FFSUD and its ¼ mile buffer Beverage Special Use District the Haight			
2	<u>Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street</u> <u>Neighborhood Commercial District; the North of Market Residential Special Use District and the Assessor's Blocks</u> and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special					
3	<u>and Lots fronting on both staes of Mission Street from Silver Avenue to the Daiy City boraers as set forth in Special</u> <u>Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its</u> boundaries.					
4	<u>Controls:</u> Within the FFSRUD and its <sup>1</sup> /4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its <sup>1</sup> /4 mile buffer, fringe financial services are P subject to the restrictions set forth in					
5	subsection 249.35(c)(3).					
6	(7) MISSION-HARRINGTON SPECIAL ( Boundaries: Applicable only to the Missi		vn on Sectional Map SU11.			
7	<u>Controls: Height 56-X; one unit allowed</u> setback requirements.	for every 400 square feet of l	ot area; no parking requirements; no rear			
8	(8) C if a Macro WTS Facility; P if a	Micro WTS Facility.				
9			SHOPPING CENTER DISTRICT.			
10	SEC. 713. NC-S - NEIGHBORF		SHOFFING CENTER DISTRICT.			
11	* * * *					
12	<u>Table 713. NEIGHBORH</u>	OOD COMMERCIAL S	SHOPPING CENTER DISTRICT NC			
	ZONING CONTROL TABLE					
13		ZONING CONTROL T				
			<u>NC-S</u>			
14	Zoning Category BUILDING STANDARDS	<u>ZONING CONTROL T</u> <u>§ References</u>				
14 15	Zoning Category	<u>§ References</u>	<u>NC-S</u>			
14 15 16	Zoning Category BUILDING STANDARDS	<u>§ References</u> <u>§ 8 102, 105, 106, 250—</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u>	<u>NC-S</u> <u>Controls</u> <u>Varies, but generally 40-X. Lakeshore</u> <u>Plaza SUD requires C for buildings</u> <u>above 26 feet (1). See Height and</u>			
14 15 16 17 18	Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>§ References</u> <u>§§ 102, 105, 106, 250–</u> <u>252, 253.3, 260, 261.1,</u>	<u>NC-S</u> <u>Controls</u> <u>Varies, but generally 40-X. Lakeshore</u> <u>Plaza SUD requires C for buildings</u> <u>above 26 feet (1). See Height and</u> <u>Bulk Map Sheets HT02-05, HT07, and</u> <u>HT10-13 for more information. Height</u> <u>sculpting required on Alleys per</u>			
14 15 16 17 18 19	Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>§ References</u> <u>§ 8 102, 105, 106, 250—</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u>	<u>NC-S</u> <u>Controls</u> <u>Varies, but generally 40-X. Lakeshore</u> <u>Plaza SUD requires C for buildings</u> <u>above 26 feet (1). See Height and</u> <u>Bulk Map Sheets HT02-05, HT07, and</u> <u>HT10-13 for more information. Height</u>			
14 15 16 17 18 19 20	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground	<u>§ References</u> <u>§§ 102, 105, 106, 250</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u> <u>and Bulk District Maps</u>	<u>NC-S</u> <u>Controls</u> <u>Varies, but generally 40-X. Lakeshore</u> <u>Plaza SUD requires C for buildings</u> <u>above 26 feet (1). See Height and</u> <u>Bulk Map Sheets HT02-05, HT07, and</u> <u>HT10-13 for more information. Height</u> <u>sculpting required on Alleys per</u> <u>§261.1.</u>			
14 15 16 17 18 19 20 21	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<u>§ References</u> <u>§ References</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u> <u>and Bulk District Maps</u> <u>§ 263.20</u> <u>§§ 130, 134, 134(a)(e),</u>	<u>NC-S</u> <u>Controls</u> <u>Varies, but generally 40-X. Lakeshore</u> <u>Plaza SUD requires C for buildings</u> <u>above 26 feet (1). See Height and</u> <u>Bulk Map Sheets HT02-05, HT07, and</u> <u>HT10-13 for more information. Height</u> <u>sculpting required on Alleys per</u> <u>\$261.1.</u> <u>NP</u>			
14 15 16 17 18 19 20 21 22	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard	<u>§ References</u> <u>§ 8 102, 105, 106, 250—</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u> and Bulk District Maps <u>§ 263.20</u> <u>§§ 130, 134, 134(a)(e),</u> <u>136</u> <u>§§ 131, 132, 133</u>	NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings         above 26 feet (1). See Height and         Bulk Map Sheets HT02-05, HT07, and         HT10-13 for more information. Height         sculpting required on Alleys per         §261.1.         NP         Not Required.			
<ol> <li>13</li> <li>14</li> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> </ol>	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard Front Setback and Side Yard	<u>§ References</u> <u>§ 8 102, 105, 106, 250—</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u> and Bulk District Maps <u>§ 263.20</u> <u>§§ 130, 134, 134(a)(e),</u> <u>136</u> <u>§§ 131, 132, 133</u>	NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings         above 26 feet (1). See Height and         Bulk Map Sheets HT02-05, HT07, and         HT10-13 for more information. Height         sculpting required on Alleys per         §261.1.         NP         Not Required.			

1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-</u> grade parking setbacks, parking and
2			<u>loading entrances, active uses, ground</u> <u>floor ceiling height, street-facing</u>
3			ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
4			<u>historic buildings.</u>
5	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on certain streets, see §</u> <u>145.4 for specific districts.</u>
-	Vehicular Access Restrictions	<u>§ 155(r)</u>	Restricted on some streets, see §155(r)
6			for specific districts
7	<u>Miscellaneous</u>		
	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>N/A</u>
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
9	Awning, Canopy, or Marquee	<u>§§ 102, 136</u>	<u>P</u>
10	Signs	<u>§§ 262, 602-604,</u> <u>607, 608, 609</u>	As permitted by Section § 607.1
11	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604,</u> <u>608, 609, 610, 611</u>	<u>NP(1)</u>
12			
13	<u>Design Guidelines</u>	<u>General Plan Commerce</u> and Industry Element	<u>Subject to the Urban Design</u> <u>Guidelines</u>
14			

15	Zoning Category	<u>§ References</u>	<u>Controls</u>
16	RESIDENTIAL STANDARDS A	ND USES	
	Development Standards		
17	<u>Usable Open Space [Per Dwelling</u>	<u>§§ 135, 136</u>	Generally, either 100 square feet if
18	<u>Unit]</u>		private, or 133 square feet if common.(1)
19	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151, 153 -</u>	A minimum of one automotive space
20		<u>156, 159 - 161, 166, 204.5</u>	for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per
21			§155.2. If car parking is provided, car share spaces are required when a
22		8 207 C	project has 50 units or more per §166.
00	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>
23	<u>Use Characteristics</u>	[	
24	<u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
25	<u>Residential Uses</u>		Controls by Story

		<u>1st</u>	<u>2nd</u>	$\underline{3^{rd}+}$	
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Dwelling Unit Density	<u>§§ 102, 207</u>	<u>the densit</u> <u>Residentic</u>	<u>1 unit per 800 square feet lot area, or</u> <u>the density permitted in the nearest</u> <u>Residential District, whichever is</u> <u>greater.(1)(4)</u>		
Senior Housing Density	<u> </u>	-	<u>P up to twice the number of dwelling</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(j), 207</u>	units othe	rwise permit	ted as a	
		-	<u>Use in the d</u> ll the require		
				vice the number	
		as a Princ	of dwelling units otherwise permittedas a Principal Use in the district andmeeting all requirements of Section §202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.1 bedroom per 275 square foot lot		
		<u>202.2(f)(1</u>			
Group Housing Density	<u>§ 208</u>				
		<u>area, or t</u>	he density pe	rmitted in the	
			<u>nearest Residential District,</u> whichever is greater.(1)		
Accessory Dwelling Unit Density	<u>§§102, 207(c)(4)</u>		<u>P within the existing building</u> envelope. 1 ADU allowed in buildings		
		with 4 or	fewer Dwelli	ing Units. No	
			<u>uildings with</u> Units. ADUs		
			<u>or reduce gr</u>		
			ommercial s		
Homeless Shelter Density	<u>§§ 102, 208</u>		<u>mits regulate</u> ative Code	ed by the	
Loss of Dwelling Units			Controls by	<u>Story</u>	
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Zoning Category	§ References		<u>Contro</u>	ols	
NON-RESIDENTIAL STANDA	ARDS				
Development Standards	§§ 102, 123, 124	18 to 1			
<u>Floor Area Ratio</u>	<u>88 102, 123, 124</u>	<u>1.8 to 1</u>			

<u>§102, 121.2</u>

23

24

25

<u>Use Size</u>

<u>*P up to 5,999 square feet; C 6,000 square feet and above*</u>

1	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151, 153 -</u>	<u>No car parkin</u>		· ·
2		<u>156, 159 - 161, 166, 204.5</u>	<u>Floor Area is</u> <u>feet. See chart</u>	in §151	for uses over
Ζ			<u>5,000 square f</u>		<u>arking required</u>
3			per Section 15	5.2. Car	share spaces
4			<u>required when</u> more parking		
7	Off-Street Freight Loading	<u>§§ 150, 152, 153 - 155,</u>	None required	A A	
5		<u>161, 204.5</u>	less than 10,00	_	
6	Commercial Use Characteristics		Exceptions per	rmitted p	<u>er §161.</u>
U	Drive-up Facility	<u>§102</u>	<u>C</u>		
7	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
8	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.</u>	m., C 2 a	. <i>m.</i> 6 a.m.(1)
0	Maritime Use	<u>§102</u>	NP		
9	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
10	Outdoor Activity Area	<u>§§102,145.2(a)</u>	<u>P if located in</u> <u>elsewhere</u>	front; C	if located
11	Walk-up Facility	<u>§§102, 145.2(b)</u>	<u>P</u>		
	NON-RESIDENTIAL USES		Cont	trols by	<b>Story</b>
12			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	Agricultural Use Category				
	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4.0	Automotive Use Category				
16	Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Automotive Sale/Rental	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Automotive Service Station	<u>§§102, 202.2(b)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Wash</u>	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	Gas Station	<u>§§102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
	Parking Garage, Public	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
22	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Entertainment, Arts and Recreation	on Use Category			
23	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	Entertainment, General	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>

	Entertainment, Nighttime	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
1	Movie Theater	<u>§§102, 202.4</u>	<u>P(1)</u>	<u>NP(1)</u>	<u>NP</u>
2	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Industrial Use Category				
4	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
-	Institutional Use Category		_		
5	Institutional Uses*	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP(1)</u>
6	Child Care Facility	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(2)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
8	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	Residential Care Facility	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(3)</u>
10	Sales and Service Use Category				
10	Retail Sales and Service Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Animal Hospital	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
	Kennel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	Massage Establishment	<u>§102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	<u>Mortuary</u>	<u>§102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>NP</u>
17	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
17	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
18	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
10	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
20	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
04	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
22	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP(1)</u>
25	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>

Utility and Infrastructure Use Cate	<u>egory</u>				
<b>Utility and Infrastructure</b> *	<u>§102</u>		<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
Power Plant	<u>§102</u>		<u>NP</u>	<u>NP</u>	<u>NP</u>
Public Utilities Yard	<u>§102</u>		<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>* Not listed below</u> (1) LAKESHORE PLAZA SPECIAL USE	DISTRICT				
Boundaries: Applicable only for the Lake		District as	mapped on Sec	tional M	ap SU13 and
<u>HT13.</u> Controls: Special controls on various fea	tures and uses. and	l residentia	ıl standards per	Section	780.1. and
special Height controls per Section 253.3			<u></u>		<u> </u>
(2) NP for 13 or more children					
(3) NP for 7 or more persons					
(4) BAYSHORE-HESTER SPECIAL USE					
<b>Boundaries:</b> Applicable only for the Bays Sectional Map 10SU.	<u>shore-Hester Speci</u>	<u>al Use Disi</u>	trict NC-S Distri	ict as ma	<u>ipped on the</u>
Controls: Hotels and Motels may be perm	nitted as a Conditio	onal Use.			
(5) C if a Macro WTS Facility; P if a	Micro WTS Facil	<u>ity.</u>			
		-			
* * * *					
Table 714. BROADWA				IAL DI	<u>STRICT</u>
Table 714. BROADWA	AY NEIGHBOI ZONING CON		ABLE		
<u>Table 714. BROADWA</u>	ZONING CON		<u>ABLE</u> <u>Broad</u>	way N	
Table 714. BROADWA	<u>ZONING CON</u>		<u>ABLE</u> <u>Broad</u>		
<u>Table 714. BROADWA</u>	ZONING CON		<u>ABLE</u> <u>Broad</u>	way N	
<u>Table 714. BROADWA</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	<u>ZONING CON</u>		<u>ABLE</u> <u>Broad</u>	way N	
<u>Table 714. BROADWA</u>	ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105,</u>	<u>TROL T</u>	<u>ABLE</u> <u>Broad</u> <u>Co</u>	way Nontrols	<u>CD</u> , P up to 40 ft., C 4
<u>Table 714. BROADWA</u> Zoning Category <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	ZONING CON § <u>References</u> <u> § § 102, 105, 106, 250–252, 106, 250–252, 106, 250–252, 105, 105, 105, 105, 106, 106, 105, 106, 105, 106, 106, 105, 106, 106, 105, 106, 106, 106, 105, 106, 106, 106, 106, 106, 106, 106, 106</u>	<u>TROL T</u>	ABLE Broad Co	way No ontrols Districts d Bulk M	<u>CD</u> , P up to 40 ft., C 4 ap Sheet HT01 for
<u>Table 714. BROADWA</u> Zoning Category <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<b>ZONING CON</b> § <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>253.1, 260,</u> <u>261.1, 270,</u>	<u>TROL T</u>	ABLE Broad Co 65-A. In 65-A See Height and prmation. Heigh	way No ontrols Districts d Bulk M	<u>CD</u> , P up to 40 ft., C 4
<u>Table 714. BROADWA</u> Zoning Category <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<b>ZONING CON</b> <b>§</b> <b>References</b> <b>§</b> <b>106, 250–252,</b> <b>253.1, 260,</b> <b>261.1, 270,</b> <b>271. See also</b>	<u>40-X and</u> to 65 feet more info	ABLE Broad Co 65-A. In 65-A See Height and prmation. Heigh	way No ontrols Districts d Bulk M	<u>CD</u> , P up to 40 ft., C 4 ap Sheet HT01 for
<u>Table 714. BROADWA</u> Zoning Category <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<b>ZONING CON</b> § <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>253.1, 260,</u> <u>261.1, 270,</u>	<u>40-X and</u> to 65 feet more info	ABLE Broad Co 65-A. In 65-A See Height and prmation. Heigh	way No ontrols Districts d Bulk M	<u>CD</u> , P up to 40 ft., C 4 ap Sheet HT01 for
<u>Table 714. BROADWA</u> Zoning Category <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<b>ZONING CON</b> <b>§</b> <b>References</b> <b>§</b> § 102, 105, 106, 250–252, 253.1, 260, 261.1, 270, 271. See also Height and	<u>40-X and</u> to 65 feet more info	ABLE Broad Co 65-A. In 65-A See Height and prmation. Heigh	way No ontrols Districts d Bulk M	<u>CD</u> , P up to 40 ft., C 4 ap Sheet HT01 for
<u>Table 714. BROADWA</u> Zoning Category <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<b>ZONING CON</b> <b>§</b> <b>References</b> <b>§</b> <b>106, 250–252,</b> <b>253.1, 260,</b> <b>261.1, 270,</b> <b>271.</b> See also <u>Height and</u> <u>Bulk District</u>	<u>40-X and</u> to 65 feet more info	ABLE Broad Co 65-A. In 65-A See Height and prmation. Heigh	way No ontrols Districts d Bulk M	<u>CD</u> , P up to 40 ft., C 4 ap Sheet HT01 for

<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling</u> <u>Unit, and at each succeeding level or Story of the</u>
		Building: 25% of lot depth, but in no case less than 15 feet.
Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
Street Frontage and Public Rea		I
Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u>
		setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
		railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Columbus Avenue between Washington</u> and North Point Streets, and on Broadway between
		Embarcadero and Polk Street
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> <u>above</u>
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
	<u>608, 609</u>	
General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
	<u>608, 609, 610,</u> <u>611</u>	
<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
	<u>Industry</u> <u>Element</u>	
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
Zoning Category RESIDENTIAL STANDARDS	References	<u>Controls</u>

25

1	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u> §135, 136</u>	<u>60 square feet if private, or 80 square feet if common</u>			
2	Off-Street Parking Requirements	<u> </u>			p to one car for each to 0.75 cars for	
3		<u>156, 166, 204.5</u>	each Dwelling U	nit, subject to the		
4			for each Dwellin	g Unit. Bike parl	king required per l, car share spaces	
5			• •	· ·	50 units or more per	
6	Dwelling Unit Mix	<u>§ 207.6</u>	Not required			
7						
8	<u>Use Characteristics</u>					
0	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
9	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>			
10	<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By Sta</u> <u>2<sup>nd</sup></u>	<u>ory</u> <u>3<sup>rd</sup>+</u>	
11	Residential Uses	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
12	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 400 sq</u> permitted in the	nearest Resident		
13			whichever is gre	<u>aler.</u>		
14	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the</u> permitted as a P		ling units otherwise he district and	
15			<u>meeting all the re</u> twice the number		202.2(f)(1). C up to ts otherwise	
16			permitted as a P meeting all requ			
					elated to location.	
17	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per14</u> permitted in the		t area, or the density ial District	
18			whichever is gre	ater.		
19	Accessory Dwelling Unit Density	$\frac{\$\$102,}{207(c)(4)}$	<u>P within the exis</u> allowed in build		velope. 1 ADU ver Dwelling Units.	
20			<u>No limit in buildings with 5 or more Dwelling Units.</u> ADUs may not eliminate or reduce ground-story retail			
21	Homeless Shelter Density	<u>§§ 102, 208</u>	or commercial sp Density limits re		<i>dministrative Code</i>	
22	Loss of Dwelling Units		Controls by Story			
23			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
24	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
25	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	

NON-RESIDENTIAL STANDARDS AND USES         Development Standards         Floor Area Ratio       \$\$ 102, 123, 124         Use Size       \$\$ 102, 121, 2         Use Size       \$\$ 102, 121, 2         Off-Street Parking Requirements       \$\$ 145,1, 150, 151, 1, 153, 156, 151, 1, 153, 156, 152, 155, 161, 204, 5         Off-Street Freight Loading       \$\$ 150, 152, 155, 161, 204, 5         Off-Street Freight Loading       \$\$ 150, 152, 153, 161, 204, 5         Off-Street Freight Loading       \$\$ 102, 204, 5         Off-Street Freight Loading       \$\$ 102, 204, 5         Off-Street Freight Loading       \$\$ 102, 153, 161, 204, 5         Off-Street Freight Loading       \$\$ 102, 204, 5         Off-Street Freight Loading       \$\$ 102, 303, 1         Commercial Use Characteristics       Nee required if gross floor area is less than 10,00         Drive-up Facility       \$102         Promula Retail       \$\$ 102, 303, 1         C       Hours of Operation         \$102       NE         Open Air Sales       \$\$ 102, 703(b)         See \$703(b)       See \$703(b)         Outdoor Activity Area       \$\$ 102, 202, 202, 202, 202, 202, 202, 202,	Zoning Category	<u>§</u> References		<u>Control</u>	ls
Floor Area Ratio $\frac{8}{124}$ $2.5 \text{ to } 1$ Use Size $8$102, 121.2$ $P$ up to 2,999 square feet: C 3,000 square feet and aboveOff-Street Parking Requirements $8$145, 1.150$ Car parking not required. Limits set forth in § 151. 151.1153 156.166.204.5Off-Street Freight Loading $8$150, 152$ Car parking spaces pre \$166.Off-Street Freight Loading $8$150, 152$ Nor required if gross floor area is less than 10,00 	NON-RESIDENTIAL STAND		S		
124Use Size $$$102, 121.2$ $P$ up to 2,999 square feet; C 3,000 square feet and aboveOff-Street Parking Requirements $$$151.1, 153.$ $156.166.204.5$ $Car parking not required. Limits set forth in $151.153.2156.166.204.5Off-Street Freight Loading$$$155.1.150.156.166.204.5Car parking required when a project has 25 or moreparking spaces per $166.Off-Street Freight Loading$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$$	Development Standards				
above       above         Off-Street Parking Requirements       \$\$ 145.1, 150. 151.1, 153 156, 166, 204.5       Car parking not required. Limits set forh in \$151. spaces required when a project has 25 or more parking spaces per \$160.         Off-Street Freight Loading       \$\$ 150, 152. 153155, 161. 204.5       None required if gross floor area is less than 10.00 square feet. Exceptions permitted per \$161.         Commercial Use Characteristics       None required. Limits set forth in \$157.2         Drive-up Facility       \$102       NP         Formula Retail       \$\$8102, 303.1       C         Hours of Operation       \$102       NP         Open Air Sales       \$8102, 703(b)       See \$703(b)         Outdoor Activity Area       \$\$8102, 145.2       P if located in front; C if located elsewhere         Walk-up Facility       \$102       P         Agricultureal Use Category       Ist       202.2(c)         Agriculture, Large Scale Urban       \$\$102, 22.2(c)       C       C         Automotive Use Category       \$\$102, 22.5       NP       NP         Automotive Use Category       \$\$102, 22.5       P       P       P         Automotive Use Category       \$\$102, 20.5       P       P       P         Agriculture, Large Scale Urban       \$\$102, 20.5       NP       NP <t< td=""><td>Floor Area Ratio</td><td></td><td><u>2.5 to 1</u></td><td></td><td></td></t<>	Floor Area Ratio		<u>2.5 to 1</u>		
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	<u>Use Size</u>	<u>§§102, 121.2</u>		square feet; C 3,(	000 square feet and
Darking spaces per $\$166$ Off-Street Freight Loading $\$$ 150, 152, 153, -155, 161, 204.5None required if gross floor area is less than 10,00Square feet. Exceptions permitted per $\$161$ .204.5None required if gross floor area is less than 10,00Commercial Use Characteristics $\$$ $\$$ Drive-up Facility $\$102$ NPFormula Retail $\$$102, 303.1$ CHours of Operation $\$102$ P 6 a.m 2 a.m.; C 2 a.m 6 a.m.Maritime Use $\$102$ NPOpen Air Sales $\$8102, 703(b)$ See $\$703(b)$ Outdoor Activity Area $\$8102, 145.2$ P if located in front; C if located elsewhereWalk-up Facility $\$102$ PAgricultural Use CategoryIst2ndAgriculture, Large Scale Urban $\$8102, 202, 2(c)$ NPQue categoryIst2ndAutomotive Use CategoryNPAutomotive Use CategorySt102, 187.1, 202, 2(c)Automotive Use CategoryIstAutomotive Use CategorySt102, 187.1, 202, 2(c)Parking Garage, Private $\$102$ CCCParking Lot, Private $\$102$ CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC <td>Off-Street Parking Requirements</td> <td><u> 151.1, 153 -</u></td> <td>Car parking n Bike parking r</td> <td>equired per Secti</td> <td>ion 155.2. Car shar</td>	Off-Street Parking Requirements	<u> 151.1, 153 -</u>	Car parking n Bike parking r	equired per Secti	ion 155.2. Car shar
Commercial Use CharacteristicsDrive-up Facility $\$102$ NPFormula Retail $\$\$102$ , $303.1$ CHours of Operation $\$102$ P.6.a.m 2 a.m.; C 2 a.m 6 a.m.Maritime Use $\$102$ NPOpen Air Sales $\$\$102$ , $NP$ Open Air Sales $\$\$102$ , $NP$ Open Air Sales $\$\$102$ , $NP$ Open Air Sales $\$\$102$ , $NP$ Outdoor Activity Area $\$\$102$ , $P$ if located in front; C if located elsewhereWalk-up Facility $\$102$ PAgricultural Use CategoryIst2ndAgriculture, Large Scale Urban $\$\$102$ , $202.2(c)$ PGreenhouse $\$\$102$ , $NP$ NPNPNPAutomotive Use Category $\$\$102$ , $NP$ Automotive Use Category $\$\$102$ , $02.2(c)$ Parking Garage, Private $\$102$ CC <th< td=""><td>Off-Street Freight Loading</td><td><u> </u></td><td>parking space None required</td><td><u>s per §166.</u> I if gross floor are</td><td>ea is less than 10,0</td></th<>	Off-Street Freight Loading	<u> </u>	parking space None required	<u>s per §166.</u> I if gross floor are	ea is less than 10,0
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Commercial Use Characteristic				
Hours of Operation\$102P 6 a.m. $\cdot 2 a.m.; C 2 a.m 6 a.m.$ Maritime Use\$102NPOpen Air Sales\$\$102, 703(b)See \$703(b)Outdoor Activity Area\$\$102, 703(b)See \$703(b)Outdoor Activity Area\$\$102, 145.2P if located in front; C if located elsewhereWalk-up Facility\$102PAgricultural Use CategoryIst2ndAgriculture, Neighborhood\$\$102, 202.2(c)PAgriculture, Large Scale Urban\$\$102, 202.2(c)PAutomotive Use CategoryNPNP202.2(c)NPNPAutomotive Use CategoryS\$102, 202.2(c)NPAutomotive Use CategoryS\$102, 202.2(c)NPParking Garage, Private\$102CCParking Lot, Private\$102CCParking Lot, Public\$\$102, 142, 156CCParking Lot, Public\$\$102, 142, 156CC			NP		
Maritime Use $\$102$ NPOpen Air Sales $\$\$102, 703(b)$ See $\$703(b)$ Outdoor Activity Area $\$\$102, 703(b)$ See $\$703(b)$ Outdoor Activity Area $\$\$102, 145.2$ P if located in front; C if located elsewhereWalk-up Facility $\$102$ PAgricultural Use CategoryIst2ndAgriculture, Neighborhood $\$\$102, 202.2(c)$ PAgriculture, Large Scale Urban $\$\$102, 202.2(c)$ PAgriculture, Large Scale Urban $\$\$102, 202.2(c)$ NPAutomotive Use CategoryNPNPAutomotive Use Category $NP$ Automotive Use Category $\$\$102, 202.2(c)$ Parking Garage, Private $\$102, 202.2(c)$ Parking Lot, Private $\$\$102, 142, 156$ Parking Lot, Public $\$\$102, 142, 156$ Sto2, 122, 125CCC <tr< td=""><td></td><td></td><td></td><td></td><td></td></tr<>					
Open Air Sales $\$$ 102, 703(b)See $\$$ 703(b)Outdoor Activity Area $\$$ 102, 703(b)See $\$$ 703(b)Outdoor Activity Area $\$$ 102, 145.2P if located in front: C if located elsewhereWalk-up Facility $\$$ 102PControls by StoryAgricultural Use CategoryIst2ndAgriculture, Neighborhood $\$$ \$102, 202.2(c)PAgriculture, Large Scale Urban $\$$ 102, 202.2(c)CCGreenhouse $\$$ \$102, 202.2(c)NPNPAutomotive Use Category $NP$ NPAutomotive Use Category $\$$ 102, 202.2(c)NPAutomotive Use S* $\$$ \$102, 187.1, 202.2(b), 202.5NPParking Garage, Private $\$$ 102CCParking Garage, Public $\$$ 102CCParking Lot, Private $\$$ 102, 142, 156CCParking Lot, Public $\$$ 102, 142, 156CC	Hours of Operation	<u>§102</u>	<u> </u>	т.; С 2 а.т 6 а	1.m.
Outdoor Activity Area $\$$ \$\$102.145.2 $P$ if located in front: C if located elsewhereWalk-up Facility $\$$ 102 $P$ Agricultural Use Category $\$$ 102 $P$ Agriculture, Neighborhood $\$$ \$102, 202.2(c) $P$ $P$ $P$ Agriculture, Large Scale Urban $\$$ \$102, 202.2(c) $C$ $C$ $C$ Greenhouse $\$$ \$102, 202.2(c) $C$ $C$ $C$ Automotive Use Category $NP$ $NP$ $NP$ Automotive Use Category $\$$ \$102, 187.1, 202.2(c) $NP$ $NP$ Parking Garage, Private $\$$ 102 $C$ $C$ $C$ Parking Garage, Public $\$$ 102 $C$ $C$ $C$ Parking Lot, Private $\$$ 102, 142, 156 $C$ $C$ $C$ Parking Lot, Public $\$$ 102, 142, 156 $C$ $C$ $C$	Maritime Use	<u>§102</u>			
Walk-up Facility $\underline{\$102}$ PMark-up Facility $\underline{\$102}$ PAgricultural Use CategoryIst2ndAgriculture, Neighborhood $\underline{\$\$102}$ , $202.2(c)$ PPAgriculture, Large Scale Urban $\underline{\$\$102}$ , $202.2(c)$ CCGreenhouse $\underline{\$\$102}$ , $202.2(c)$ CCAutomotive Use CategoryNPNPNPAutomotive Use Category $\underline{\$102}$ , $202.2(c)$ NPNPParking Garage, Private $\underline{\$102}$ CCParking Garage, Public $\underline{\$102}$ CCCParking Lot, Private $\underline{\$102}$ , $156$ CCCParking Lot, Public $\underline{\$102}$ , $156$ CCC	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
Controls by StoryAgricultural Use CategoryIst2nd3rd+Agriculture, Neighborhood $\$\$102$ , $202.2(c)$ PPPAgriculture, Large Scale Urban $\$\$102$ , $202.2(c)$ CCCGreenhouse $\$\$102$ , $202.2(c)$ NPNPNPAutomotive Use Category $x\$102$ , $187.1$ , $202.2(b), 202.5$ NPNPNPAutomotive Uses* $\$\$102$ CCCParking Garage, Private $\$102$ CCCParking Lot, Private $\$102$ , $126$ , $156$ CCCParking Lot, Public $\$\$102$ , $122$ , $156$ CCC	Outdoor Activity Area	<u>§§102,145.2</u>	<i><u>P</u> if located in front; C if located elsewhere</i>		
Agricultural Use Category1st2nd3rd+Agriculture, Neighborhood $\$\$102, \\ 202.2(c)$ PPPAgriculture, Large Scale Urban $\$\$102, \\ 202.2(c)$ CCCGreenhouse $\$\$102, \\ 202.2(c)$ NPNPNPAutomotive Use Category $\$\$102, \\ 202.2(c)$ NPNPAutomotive Uses* $\$\$102, \\ 202.2(c)$ NPNPParking Garage, Private $\$102$ CCParking Garage, Public $\$102$ CCCParking Lot, Private $\$\$102, 142, \\ 156$ CCCParking Lot, Public $\$\$102, 142, \\ 156$ CCC	Walk-up Facility	<u>§102</u>	<u>P</u>		
Agriculture, Neighborhood $\$\$102, \\ 202.2(c)$ PPPPAgriculture, Large Scale Urban $\$\$102, \\ 202.2(c)$ CCCGreenhouse $\$\$102, \\ 202.2(c)$ NPNPNPAutomotive Use Category $\$\$102, \\ 202.2(c)$ NPNPAutomotive Use Category $\$\$102, \\ 202.2(c)$ NPNPAutomotive Uses* $\$\$102, 187.1, \\ 202.2(b), 202.5$ NPNPParking Garage, Private $\$102$ CCCParking Garage, Public $\$102$ CCCParking Lot, Private $\$\$102, 142, \\ 156$ CCCParking Lot, Public $\$\$102, 142, \\ 156$ CCC				Controls by	Story
202.2(c) $202.2(c)$ $202.2(c)$ $202.2(c)$ Agriculture, Large Scale Urban $$$102$ , $202.2(c)$ $C$ $C$ $C$ Greenhouse $$$102$ , $202.2(c)$ $NP$ $NP$ $NP$ Automotive Use Category $NP$ $NP$ $NP$ Automotive Uses* $$$102$ , $187.1$ , $202.2(b), 202.5$ $NP$ $NP$ Parking Garage, Private $$102$ $C$ $C$ $C$ Parking Garage, Private $$102$ $C$ $C$ $C$ Parking Lot, Private $$$102$ , $142$ , $156$ $C$ $C$ $C$ Parking Lot, Public $$$102, 142$ , $156$ $C$ $C$ $C$	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Agriculture, Neighborhood		<u>P</u>		
$202.2(c)$ $  -$ Automotive Use CategoryAutomotive Uses* $\frac{\$102}{202.2(b), 202.5}$ $NP$ $NP$ Parking Garage, Private $\$102$ $C$ $C$ $C$ Parking Garage, Public $\$102$ $C$ $C$ $C$ Parking Lot, Private $\$102$ $C$ $C$ $C$ Parking Lot, Private $\$102, 142, 156$ $C$ $C$ $C$	Agriculture, Large Scale Urban		<u>C</u>	<u>C</u>	<u>C</u>
Automotive Uses*         §§102, 187.1, 202.2(b), 202.5         NP         NP         NP           Parking Garage, Private         §102         C         C         C           Parking Garage, Public         §102         C         C         C           Parking Lot, Private         §8102, 142, 156         C         C         C           Parking Lot, Public         §8 102, 142, 156         C         C         C	<u>Greenhouse</u>		<u>NP</u>	<u>NP</u>	<u>NP</u>
202.2(b), 202.5       C       C         Parking Garage, Private       §102       C       C       C         Parking Garage, Public       §102       C       C       C         Parking Lot, Private       §8102, 142, 156       C       C       C         Parking Lot, Public       §8 102, 142, 156       C       C       C         Parking Lot, Public       §8 102, 142, 156       C       C       C	Automotive Use Category				
Parking Garage, Public         §102         C         C         C           Parking Lot, Private         §\$102, 142, 156         C         C         C           Parking Lot, Public         §\$102, 142, 156         C         C         C           Parking Lot, Public         §\$102, 142, 156         C         C         C	<u>Automotive Uses*</u>		<u>NP</u>	<u>NP</u>	<u>NP</u>
Parking Lot, Private         §§102, 142, 156         C         C         C           Parking Lot, Public         §§ 102, 142, 156         C         C         C	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
156         C           Parking Lot, Public         §§ 102, 142, 156         C         C	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Lot, Public         §§ 102, 142, 156         C         C         C	Parking Lot, Private		<u>C</u>	<u>C</u>	<u>C</u>
	Parking Lot, Public	<u>§§ 102, 142,</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Entertainment Arts and Recrea		I		

1	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Industrial Use Category				
6	Industrial Uses	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
9	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
12	Sales and Service Use Category				
13	<b>Retail Sales and Service Uses*</b>	<u>§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Bar	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.0	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P(4)(5)</u>	<u>C(4)(5)</u>	<u>NP</u>
22	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>P(4)</u>	<u>NP</u>
	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	Services, Fringe Financial	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
24	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	NP			
1	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
2	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>			
	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>			
3	Utility and Infrastructure Use Category							
4	Utility and Infrastructure*	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>			
_	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
5	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
6	<u>* Not listed below</u>	-	-	-	-			
7	(1) BROADWAY OFF-STREET PARKIN	<u>G RESIDENTIAL</u>						
	<u>Boundaries: Broadway NCD.</u> Controls: Installing a garage in an existi	ng residential buil	ding of four or mo	re units requires	a mandatory			
8	discretionary review by the Planning Con	nmission; Section	311 notice is requ	ired for a buildin				
9	<u>units. In approving installation of the gan</u> (a) the proposed garage opening/addit				' or "conversion of			
10	residential unit," as those terms are defin (b) the proposed garage opening/addit	ned in Section 317	of this Code.		· ·			
11	<u>dwelling unit without increasing the floor</u> (c) the building has not had two or mo			n 37.9(a)(7)-(13)	of the San Francisco			
10	Administrative Code, with each eviction of				years;			
12	(d) the garage would not front on a put (e) the proposed garage/addition of off		•		ority Policies of			
13	Section 101.1 of this Code.							
14	(2) C required for 13 or more children							
15	(3) C required for seven or more persons	<u>.</u>						
16	(4) Formula Retail NP for this use.							
17	(5) BROADWAY LIQUOR LICENSES F( Boundaries: Applicable to the Broadway							
18	<u>Controls:</u> A Restaurant Use may only add if, in addition to the criteria set forth in S	d ABC license type	s 47, 49 or 75 as a	a Conditional Us	0			
19	as a Bona Fide Eating Place, as defined a Bona Fide Eating Place for any length of	in Section 790.142	of this Code. Show	uld a restaurant j	fail to operate as a			
20	<u>sona rue Laing ruce for any lengin of</u> <u>revocation.</u>	ume, me Conallo	nui Ose uunonza	aion shull de SUD	<u>jeer to inimediate</u>			
	(6) FRINGE FINANCIAL SERVICE RES	<u>TRICTED USE</u> DI	<u>STRICT (FFSR</u> UI	<u>D).</u>				
21	<b>Boundaries:</b> The FFSRUD and its 1/4 mi Commercial District.				<u>Neighborhood</u>			
22	Controls: Within the FFSRUD and its 1/4			*	-			
23	<u>Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in</u> subsection 249.35(c)(3).							
24	(7) C if a Macro WTS Facility; P if a Micro WTS Facility.							
25								

		TROL TABLE
	1	<u>Castro NCD</u>
Zoning Category	<u>§</u> References	<u>Controls</u>
BUILDING STANDARDS		
Massing and Setbacks	T	
<u>Height and Bulk Limits.</u>	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>253.1, 260,</u> <u>261.1, 270,</u> <u>271. See also</u>	40-X, 65-B. See Height and Bulk Map Sheet H more information. Height Sculpting on Alleys 261.1
	<u>Height and</u> <u>Bulk District</u> <u>Maps</u>	
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§ 130 § 134,</u> <u>134(a)and(e)</u>	Required at the Second Story and at each suce level or Story of the building, and at the First it contains a Dwelling Unit: 25% of lot depth, no case less than 15 feet.
Front Setback and Side Yard	<u> </u>	Not Required.
Street Frontage and Public Realm	<u> </u>	
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade park</u> <u>setbacks, parking and loading entrances, active</u> ground floor ceiling height, street-facing grout spaces, transparency and fenestration, and ga <u>railings, and grillwork. Exceptions permitted</u> <u>historic buildings.</u>
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Market Street from Castro Stree Embarcadero
Miscellaneous		· · · · · · · · · · · · · · · · · · ·
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet</u> above

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

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4	Planned Unit Development	<u>§ 304</u>	<u>C</u>
1	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
2	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
3		<u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	
4	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
5	<u>General Haremany Signs</u>	<u>604.</u> 608, 609, 610,	····
6	Design Guidelines	<u>611</u> General Plan	Subject to the Urban Design Guidelines
7	<u>Design Outdetines</u>	<u>Commerce and</u> <u>Industry</u>	Subject to the Orban Design Outletines
8		<u>Element</u>	

9		1	
5	Zoning Category	<u>\$</u>	<u>Controls</u>
10		<u>References</u>	
	<u>RESIDENTIAL STANDARDS A</u>	<u>ND USES</u>	
11	<u>Development Standards</u>		
12	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if common</u>
13	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	A minimum of one car parking space for every
		<u>151, 153 - 156,</u>	Dwelling Unit required. Certain exceptions permitted
14		<u>159 - 161, 166,</u> 204 5	per §161. Bike parking required per §155.2. If car
15		<u>204.5</u>	parking is provided, car share spaces are required when a project has 50 units or more per §166.
10	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
16	<u>Use Characteristics</u>	1	
17	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
	Student Housing	<u>§ 102</u>	<u>P</u>
18	Residential Uses		Controls By Story
10			$\underline{1^{st}}$ $\underline{2^{nd}}$ $\underline{3^{rd}+}$
19	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
20	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area. or the density</u>
			permitted in the nearest Residential District,
21	Senior Housing Density	<u>§§ 102,</u>	whichever is greater. P up to twice the number of dwelling units otherwise
22	Sentor Housing Density	$\frac{387102}{202.2(f)}$ , 207	permitted as a Principal Use in the district and
22			meeting all the requirements of § 202.2(f)(1). C up to
23			twice the number of dwelling units otherwise
			permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1),
24			except for § 202.2(f)(1)(D)(iv), related to location.
25			

1	<u>Group Housing Density</u>	<u>§ 208</u>	Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.			
2 3	Accessory Dwelling Unit Density	<u>§§102,</u> <u>207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.			
4				liminate or reduc	ore Dwelling Units. ce ground-story retail	
-	Homeless Shelter Density	§§ 102, 208			dministrative Code	
5	Loss of Dwelling Units	<u>,,,,</u>		Controls by St		
6	<u>Loss of Dwennig Onus</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
7	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
8	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
		0				
9	Zoning Category	<u>§</u> References		<b>Controls</b>		
10	NON-RESIDENTIAL STANDAR		<u>S</u>			
11	Development Standards					
12	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>3.0 to 1</u>			
13	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P to 1,999 squar</u> square feet; NP(		quare feet to 3,999 feet and above	
14 15 16	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	less than 5,000 s over 5,000 squar waiver. Bike par	quare feet. See c re feet. See §161 king required pe	pied Floor Area is hart in §151 for uses for car parking r Section 155.2. Car pject has 25 or more	
17			parking spaces p	<u>er §166.</u>	-	
18	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	<u>None required if</u> <u>square feet. Exce</u>	· · · ·	<u>is less than 10,000</u> 1 per §161.	
19	Commercial Use Characteristics					
20	Drive-up Facility	<u>§102</u>	<u>NP</u>			
20	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>			
21	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.n	<u>n.</u>	
	Maritime Use	<u>§102</u>	<u>NP</u>			
22	<u>Open Air Sales</u>	<u>§102, 703(b)</u>	See Section 703(	<u>b)</u>		
23	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	<u>elsewhere</u>	
24	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>	C ( 1 1 C		
25	Agricultural Use Category		<u>1st</u>	<u>Controls by S</u> 2nd	<u>tory</u> <u>3rd+</u>	

1	Agriculture, Neighborhood	<u>§§102.</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
2	Agriculture, Large Scale Urban	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Use Category				
4	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
•	Entertainment, Arts and Recreation	n Use Category			
9	Entertainment, Arts and Recreation	<u>§102</u>	NP	NP	<u>NP</u>
10	<u>Uses*</u>				
	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4.4	Industrial Use Category				
14	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Institutional Use Category				
16	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
. –	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
17	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
19	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
21	Sales and Service Use Category				
21	<b>Retail Sales and Service Uses</b> *	<u> </u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	Adult Business	<u>202.2(a)</u> <u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Bar	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>

<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Kennel	<u>§102</u>	<u>C</u>	NP	NP
Liquor Store	<u>§102</u>	<u>C</u>	NP	NP
Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	NP
Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	NP
Mortuary	<u>§102</u>	NP	NP	<u>NP</u>
Motel	<u>§§102.</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Restaurant	<u>202.2(a)</u> §§102,	<i>C</i> (4)	NP	NP
Kestaurani	$\frac{88102}{202.2(a)}$	<u>C(4)</u>		
Restaurant, Limited	<u>§§102,</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
Services, Financial	<u>202.2(a)</u>		C	ND
	<u>§102</u>	$\underline{C}$	<u>C</u>	<u>NP</u>
Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u><u>C</u></u>
Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
Non-Retail Sales and Service*	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
Trade Office	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
Utility and Infrastructure Use	Category			
Utility and Infrastructure*	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
Power Plant	<u>§102</u>	<u>NP</u>	NP	NP
Public Utilities Yard	<u>§102</u>	NP	NP	NP
* Not listed below				
(1) USE SIZE EXEMPTION				
Per Planning Code Section 121.2(b),				
Facility, School, Post-Secondary Edu				
Facility, Community Facility, or a Re	<u>sidential Care Fac</u> ay exceed 4,000 sq			· · ·

- 22 (2) C required for 13 or more children
- 23 (3) C required for seven or more persons.
- 24
- 25

1	(4) CASTRO STREET LIQUOR LICENSE	ES FOR RESTAUR	<u>ANTS</u>
2	<b>Boundaries:</b> Applicable to the Castro Str Controls: A Restaurant, as defined in Sec		<u>Commercial District</u> add ABC license types 47, 49 or 75 as a Conditional
	Use on the ground level if, in addition to	the criteria set fort	h in Section 303, the Planning Commission finds that
3	Restaurant fail to operate as a Bona Fide		<u>defined in Section 102 of this Code. Should a</u> any length of time, the Conditional Use authorization
4	shall be subject to immediate revocation.		
5	(5) FRINGE FINANCIAL SERVICE REST <b>Boundaries:</b> The FFSRUD and its 1/4 mi		<u>STRICT (FFSRUD).</u> but is not limited to, the Broadway Neighborhood
6	Commercial District.		
7	Outside the FFSRUD and its 1/4 mile buf		e financial services are NP pursuant to Section 249.35. I services are P subject to the restrictions set forth in
	<u>subsection 249.35(c)(3).</u>		
8	(6) C if a Macro WTS Facility; P if a l	Micro WTS Facil	ity.
9			
10	SEC. /16. INNER CLEMENT ST	REET NEIGH	BORHOOD COMMERCIAL DISTRICT.
11	* * * *		
12	Table 716. INNER CLEMENT	<u>STREET NEI</u>	GHBORHOOD COMMERCIAL DISTRICT
12			ΤΡΛΙ ΤΑΡΙΕ
10			<u>TROL TABLE</u>
13			<u>INDE TABLE</u> <u>Inner Clement</u>
13 14	Zoning Category	<u>§</u>	
-		I	Inner Clement
14	Zoning Category	<u>§</u>	Inner Clement
14 15 16	Zoning Category BUILDING STANDARDS	<u>§</u> <u>References</u> <u>§§ 102, 105,</u>	<u>Inner Clement</u> <u>Controls</u> <u>40-X. See Height and Bulk Map Sheet HT03 for more</u>
14 15 16 17	Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u>	<u>Inner Clement</u> <u>Controls</u>
14 15 16	Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>\$</u> <u>References</u> <u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u>	<u>Inner Clement</u> <u>Controls</u> <u>40-X. See Height and Bulk Map Sheet HT03 for more</u> <u>information. Height sculpting required on Alleys per</u>
14 15 16 17	Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk</u>	<u>Inner Clement</u> <u>Controls</u> <u>40-X. See Height and Bulk Map Sheet HT03 for more</u> <u>information. Height sculpting required on Alleys per</u>
14 15 16 17 18	Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height</u>	<u>Inner Clement</u> <u>Controls</u> <u>40-X. See Height and Bulk Map Sheet HT03 for more</u> <u>information. Height sculpting required on Alleys per</u>
14 15 16 17 18 19 20	Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	<u>\$</u> <u>References</u> <u>\$</u> <u>8</u> <u>8</u> <u>102</u> , 105, <u>106</u> , 250–252, <u>260</u> , 261.1, <u>270</u> , 271. <u>See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u>	Inner Clement         Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1. <u>P</u>
14 15 16 17 18 19 20 21	Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u>	Inner Clement         Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1. <u>P</u> Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it
14 15 16 17 18 19 20	Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134, 263.20</u>	Inner Clement         Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1.         P         Required at the Second Story and at each succeeding level
14 15 16 17 18 19 20 21	Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134, 263.20</u>	Inner Clement         Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1.         P         Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no
14 15 16 17 18 19 20 21 22	Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	§         References         \$\$ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20         \$\$ 130, 134, 134(a)(e), 136         \$\$ \$\$ 130, 134, 134(a)(e), 136	Inner Clement         Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1.         P         Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no
14 15 16 17 18 19 20 21 22 23	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses Rear Yard	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134, 134(a)(e), 136</u>	Inner Clement         Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1.         £         P         Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet

1	<u>Streetscape and Pedestrian</u> Improvements	<u>§138.1</u>	<u>Required</u>
2	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
3			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings,
4			and grillwork. Exceptions permitted for historic buildings.
5			
6	<u>Ground Floor Commercial</u> Vehicular Access Restrictions	<u>§ 145.4</u> § 155(r)	<u>Not Required</u>
7	Miscellaneous		
7	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
9	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
10	Signs	<u>§§ 262, 602-</u> <u>604,</u> 607, 607.1,	As permitted by Section § 607.1
11		<u>608, 609</u>	
12	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u>	<u>NP</u>
13		<u>611</u>	
14 15	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u>	Subject to the Urban Design Guidelines
		<u>Element</u>	
16	Г	. <u></u>	
17	Zoning Category	<u>§References</u>	<u>Controls</u>
18	RESIDENTIAL STANDARDS AND Development Standards	<u>ND USES</u>	
19	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	80 square feet if private, or 100 square feet if common
20	<u>Unit]</u>		
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u> per §161. Bike parking required per §155.2. If car
22		204.5	parking is provided, car share spaces are required when a project has 50 units or more per §166.
23	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
24	Use Characteristics		
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
25	Student Housing	<u>§ 102</u>	<u>P</u>

<u>Residential Uses</u>			Controls By	Story	
		<u>1<sup>st</sup></u>	2	and	$\underline{3^{rd}+}$
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>		<u>P</u>
Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 sq</u> permitted in the r			
		whichever is grea		<u>nılai Disiri</u>	<u>Cl,</u>
Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the</u> permitted as a Pr			
	<u>202.2(j), 207</u>	meeting all the re	equirements of	§ 202.2(f)(	(1). C up to
		twice the number permitted as a Pr			
		meeting all requi	rements of Sec	tion § 202.	2(f)(1),
Group Housing Density	§ 208	<u>1 bedroom per 2</u>			
<u>Oroup Housing Density</u>	<u>x 200</u>	permitted in the r	nearest Reside		
		whichever is grea			
Accessory Dwelling Unit Density	<u>§§102,</u> 207(c)(4)	<u>P within the exist</u> allowed in buildi			
		No limit in buildi ADUs may not el	ngs with 5 or 1	nore Dwel	ling Units.
		or commercial sp	<u>ace.</u>		
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	<u>Density limits reg</u>	gulated by the	Administra	<u>tive Code</u>
Loss of Dwelling Units			Controls by S	<u>Story</u>	
		<u>1st</u>		<u>2nd</u>	<u>3rd+</u>
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Zoning Category	<u>§</u> <u>References</u>		<u>Control</u>	<u>ls</u>	
<u>NON-RESIDENTIAL STANDA</u>	RDS AND USE	<u>S</u>			
Development Standards					
Eleon Aneg Datio	88 102 122	19401			

<u>§§ 102, 123,</u>

§102, 121.2

<u>§§ 145.1, 150,</u>

<u>151, 153 - 156,</u>

<u>159 - 161, 166,</u>

<u>124</u>

204.5

1.8 to 1

<u>above</u>

parking spaces per §166.

P up to 2,499 square feet; C 2,500 square feet and

No car parking required if Occupied Floor Area is

over 5,000 square feet. See §161 for car parking

less than 5,000 square feet. See chart in §151 for uses

waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more

Floor Area Ratio

**Off-Street Parking Requirements** 

Use Size

21

22

23

24

1	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5	<u>None required if</u> square feet. Exce		a is less than 10,000 d per §161.
2	Commercial Use Characteristics	<u> </u>			
3	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.;</u>	C 2 a.m 6 a.	<u>m.</u>
5	Maritime Use	<u>§102</u>	<u>NP</u>		
0	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703(b		
6	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fro</u>	nt; C if locatea	<u>l elsewhere</u>
7	Walk-up Facility	<u>§102</u>	<u>P</u>	a	7.
8			_	<u>Controls by S</u>	
0	<u>Agricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	Agriculture, Neighborhood	$\frac{\$\$102,}{202.2(c)}$	<u>P</u>	<u>P</u>	<u>P</u>
10	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
11	Greenhouse	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Automotive Use Category				
13	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Entertainment, Arts and Recreatio	n Use Category		,	
18	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Industrial Use Category			,	
23	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
25	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>

	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(a)	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	Philanthropic Admin. Services	<u>202.2(e)</u> <u>§102</u>	NP	<u>NP</u>	<u>NP</u>
3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
4	Sales and Service Use Category				
5	Retail Sales and Service Uses*	<u>§§102,</u>	<u>P</u>	<u>C</u>	<u>NP</u>
6		<u>202.2(a), 202.3</u>			
Ū	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u><i>C</i>(3)</u>	<u>NP</u>	<u>NP</u>
0	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant, Limited</u>	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
15	Services, Financial	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
15	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
16	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	Utility and Infrastructure Use Cate	egory			
04	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

23 (1) C required for 13 or more children

24 (2) C required for seven or more persons.

1	(3)INNER CLEMENT STREET LI	OUOR LICENSES FOR R	APS
2	(a) In order to allow wine and	/or beer bars to seek an Al	<u>3C license type 42 so that wine and beer (but not hard</u> defined in Section 102 may be permitted as a
3	Conditional Use on the ground lev finds that:	vel if, in addition to the crit	teria set forth in Section 303, the Planning Commission
4	·	ated as a wine and beer bo	ar with an ABC license type 42, which may include
5	(2) The establishment maint		type 42. Other ABC license types, except those that are ction 102, are not permitted for those uses subject to this
6	<u>Section.</u> (b) Subsequent to the granting	of a Conditional Use auth	porization under this Section, the Planning Commission
7		on of the previous Conditio	nal Use authorization should an establishment no longer
8	(4) INNER CLEMENT STREET L		
9	ground level if, in addition to the c	criteria set forth in Section	cense types 47, 49 or 75 as a Conditional Use on the 303, the Planning Commission finds that the Restaurant ion 102 of this Code. Should a Restaurant fail to operate
10			litional Use authorization shall be subject to immediate
11			
12	(5) FRINGE FINANCIAL SERVIC Boundaries: The FFSRUD and its Neighborhood Commercial Distric	s 1/4 mile buffer includes,	TRICT (FFSRUD). but is not limited to, the Inner Clement Street
13	Controls: Within the FFSRUD an	nd its 1/4 mile buffer, fringe	e financial services are NP pursuant to Section 249.35.
14	<u>Outside the FFSRUD and its 1/4 n Subsection 249.35(c)(3).</u>	nile buffer, fringe financia.	services are P subject to the restrictions set forth in
15	(6) C if a Macro WTS Facility; P i	f a Micro WTS Facility.	
16	SEC 717 OUTER CLEME		BORHOOD COMMERCIAL DISTRICT.
17	SEC. / 17. OUTER CLEME	INT STREET NEIG	IBORHOOD COMMERCIAL DISTRICT.
18			
	Table 717. OUTER CLE	MENT STREET NEI	GHBORHOOD COMMERCIAL DISTRICT
19		ZONING CON	TROL TABLE
20			<u>Outer Clement</u>
21	Zoning Category	<u>§</u> References	<u>Controls</u>
22	<b>BUILDING STANDARDS</b>	Rejerences	
22	Massing and Setbacks		
23			
24			
25			

	Height and Bulk Limits.	<u>§§ 102, 105,</u>	40-X. See Height and Bulk Map Sheets HT03 and
1		<u>106, 250—252,</u> 260, 261.1,	<u>HT04 for more information. Height sculpting required</u> on Alleys per §261.1.
2		<u>270, 271. See</u> also Height	
3		and Bulk	
4	5 Foot Height Bonus for Active Ground	<u>District Maps</u> § 263.20	<u>P</u>
Б	<u>Floor Uses</u>	88.120.124	
5	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level</u> or Story: 25% of lot depth, but in no case less than 15
6			<u>feet</u>
7	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
8	Street Frontage and Public Realm		
9	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
10	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
12			railings, and grillwork. Exceptions permitted for historic buildings.
10			
13			
	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
14	Vehicular Access Restrictions	<u>§ 145.4</u> <u>§ 155(r)</u>	<u>Not Required</u> <u>None</u>
	Vehicular Access Restrictions         Miscellaneous	<u>§ 155(r)</u>	<u>None</u>
14	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)	<u>§ 155(r)</u> <u>§ 102, 121.1</u>	None P up to 4,999 square feet; C 5,000 square feet and above
14 15 16	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u>	<u>None</u> <u>P up to 4,999 square feet; C 5,000 square feet and</u> <u>above</u> <u>C</u>
14 15	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development         Awning, Canopy or Marquee	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u> <u>§ 136.1</u>	None Pup to 4,999 square feet; C 5,000 square feet and above C P
14 15 16	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u> <u>§ 136.1</u> <u>§§ 262, 602-</u>	<u>None</u> <u>P up to 4,999 square feet; C 5,000 square feet and</u> <u>above</u> <u>C</u>
14 15 16 17	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development         Awning, Canopy or Marquee	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u> <u>§ 136.1</u>	None Pup to 4,999 square feet; C 5,000 square feet and above C P
14 15 16 17 18	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development         Awning, Canopy or Marquee	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u> <u>§ 136.1</u> <u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u> <u>§§ 262, 602.7</u>	None Pup to 4,999 square feet; C 5,000 square feet and above C P
14 15 16 17 18 19	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development         Awning, Canopy or Marquee         Signs	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u> <u>§ 136.1</u> <u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	None         P up to 4,999 square feet; C 5,000 square feet and above         C         P         As permitted by Section § 607.1
14 15 16 17 18 19 20	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development         Awning, Canopy or Marquee         Signs	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u> <u>§ 136.1</u> <u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u> <u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u> <u>General Plan</u>	None         P up to 4,999 square feet; C 5,000 square feet and above         C         P         As permitted by Section § 607.1
14 15 16 17 18 19 20 21	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development         Awning, Canopy or Marquee         Signs         General Advertising Signs	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u> <u>§ 136.1</u> <u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u> <u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u> <u>General Plan</u> <u>Commerce and</u> <u>Industry</u>	None         P up to 4,999 square feet; C 5,000 square feet and above         C         P         As permitted by Section § 607.1         NP
14 15 16 17 18 19 20 21 22	Vehicular Access Restrictions         Miscellaneous         Lot Size (Per Development)         Planned Unit Development         Awning, Canopy or Marquee         Signs         General Advertising Signs	<u>§ 155(r)</u> <u>§ 102, 121.1</u> <u>§ 304</u> <u>§ 136.1</u> <u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u> <u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u> <u>General Plan</u> <u>Commerce and</u>	None         P up to 4,999 square feet; C 5,000 square feet and above         C         P         As permitted by Section § 607.1         NP

1	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
2	RESIDENTIAL STANDARDS A	ND USES			
	<u>Development Standards</u>				
3 4	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet pe</u> per unit if comm	• •	<u>or 100 square feet</u>
-	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of or</u>		
5		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	per §161. Bike p	arking required p	exceptions permitted per §155.2. If car
6		<u>204.5</u>	parking is provid when a project h		<u>aces are required</u> pre per <u>§</u> 166.
7	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
	Use Characteristics				
8	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
9	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
10	<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By Ste</u> 2 <sup>nd</sup>	$\frac{\partial ry}{\partial r^{d}+d}$
11	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 sq</u> permitted in the whichever is grea	nearest Residenti	
13			whichever is grea	<u>uter.</u>	
14 15	Senior Housing Density	<u>\$\$ 102.</u> 202.2(f), 207	permitted as a Pa meeting all the re twice the number	rincipal Use in th equirements of § r of dwelling unit	202.2(f)(1). C up to s otherwise
16 17			permitted as a Pa meeting all requi except for § 202.	irements of Section	
18	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 2</u> permitted in the whichever is grea	nearest Residenti	<u>t area or the density</u> ial District <u>,</u>
19	Accessory Dwelling Unit Density	<u>§§102,</u>	<u>P</u> within the exis		
20		<u>207(c)(4)</u>		· · ·	ver Dwelling Units. Dre Dwelling Units.
21			or commercial sp	pace.	e ground-story retail
22	Homeless Shelter Density	<u>§§ 102, 208</u>	<u>Density limits re</u>	gulated by the Ad	<u>lministrative Code</u>
23	Loss of Dwelling Units	·	· 	Controls by Sto	
24		0.017	<u>lst</u>	<u>2nd</u>	<u>3rd+</u>
25	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

	§				
Zoning Category	<u>References</u>		<u>Contro</u>	ls	
NON-RESIDENTIAL STAN	DARDS AND USES	S			
Development Standards					
	88.102.123	10.1			
<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>			
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499</u> above	square feet; C 2,	500 squar	e <u>feet and</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	No car parkin less than 5,00 over 5,000 squ waiver. Bike p share spaces of parking space		e chart in § 61 for car j per Section project has	<u>\$151 for uses</u> <u>parking</u> n 155.2. Car s 25 or more
<u>Off-Street Freight Loading</u>	<u>\$\$ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>		l if gross floor an xceptions permit		
Commercial Use Characterist	t <u>ics</u>				
Drive-up Facility	<u>§102</u>	<u>NP</u>			
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
Hours of Operation	<u>§102</u>	<u>P6a.m 11</u>	р.т.; С 11 р.т	<u>2 a.m.</u>	
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 70	<u>)3(b)</u>		
Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in</u>	front; C if locat	ed elsewhe	<u>re(4)</u>
Walk-up Facility	<u>§102</u>	<u>P</u>			
			Controls by	<u>Story</u>	
Agricultural Use Category		<u>1st</u>	<u>2nd</u>		<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Agriculture, Large Scale Urban</u>	<u>§§102.</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
Greenhouse	<u>§§102.</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Automotive Use Category				1	
<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	NP	
Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>	
Parking Lot, Public	<u>§§</u> 102, 142,	<u>C</u>	<u>C</u>	NP	

	Entertainment, Arts and Recreation	n Use Category			
1	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Uses*</u>				
-	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Industrial Use Category			_	
7	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Institutional Use Category				
8	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
0	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
9	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
11	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
13	Sales and Service Use Category				
14	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>NP</u>	<u>NP</u>
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
24	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	Non-Retail Sales and Service*	<u>§102</u>	NP	NP	NP
1	Design Professional	<u>§102</u>	<u>P</u>	NP	NP
2	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	Utility and Infrastructure Use Cate	egory			
3	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
4	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
F	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>* Not listed below</u>				
6	(1) C required for 13 or more children.				
7	(2) C required for seven or more persons. (3) FRINGE FINANCIAL SERVICE RES		STRICT (FFSRUL	). Boundaries: 7	The FFSRUD and its
8	1/4 mile buffer includes, but is not limited				
0	<u>Controls: Within the FFSRUD and its 1/4</u> Outside the FFSRUD and its 1/4 mile buf				
9	subsection 249.35(c)(3).			·	
10	(4) Outdoor Activity Areas are permitted (5) C if a Macro WTS Facility; P if a Mic		ermitted U if they o	existed prior to 1	<u>1985.</u>
11					
		TREET NEIG	HBUBHUUD	COMMERC	IAL DISTRICT
:	SEC. 718. UPPER FILLMORE S				AL DIGITIOT.
12	SEC. 718. UPPER FILLMORE S				
:	* * * *	_			
12	* * * * <u>Table 718. UPPER FILLMOR</u>	E STREET NE	IGHBORHOO	D COMMEN	
12 13 14	* * * * <u>Table 718. UPPER FILLMOR</u>	_	IGHBORHOO TROL TABLE	DD COMMER	RCIAL DISTRICT
12 13	* * * * Table 718. UPPER FILLMOR	<u>E STREET NE</u> ZONING CON	IGHBORHOO TROL TABLE	DD COMMER 	<u>e NCD</u>
12 13 14	* * * * <u>Table 718. UPPER FILLMOR</u>	E STREET NE ZONING CON	IGHBORHOO TROL TABLE	DD COMMER	<u>e NCD</u>
12 13 14 15 16	* * * * Table 718. UPPER FILLMOR	<u>E STREET NE</u> ZONING CON	IGHBORHOO TROL TABLE	DD COMMER 	<u>e NCD</u>
12 13 14 15 16 17	* * * * <u>Table 718. UPPER FILLMOR</u>	E STREET NE ZONING CON	IGHBORHOO TROL TABLE	DD COMMER 	<u>e NCD</u>
12 13 14 15 16	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	<u>E STREET NE</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>\$§ 102, 105,</u>	IGHBORHOO TROL TABLE U	D COMMER pper Fillmor Controls	<u>RCIAL DISTRICT</u> <u>e NCD</u> <u>Sheet HT02 for more</u>
12 13 14 15 16 17	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	<u>E STREET NE</u> ZONING CON <u><u>§</u> <u>References</u> <u><u>§§ 102, 105,</u> <u>106, 250—252,</u></u></u>	IGHBORHOO TROL TABLE <u>U</u> <u>40-X. See Heig</u> <u>information. He</u>	D COMMER pper Fillmor Controls	<u>e NCD</u>
12 13 14 15 16 17 18 19	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	E STREET NE ZONING CON <u>§</u> <u>References</u> <u>\$§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u>	IGHBORHOO TROL TABLE U	D COMMER pper Fillmor Controls	<u>RCIAL DISTRICT</u> <u>e NCD</u> <u>Sheet HT02 for more</u>
12 13 14 15 16 17 18	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	E STREET NE ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u>	IGHBORHOO TROL TABLE <u>U</u> <u>40-X. See Heig</u> <u>information. He</u>	D COMMER pper Fillmor Controls	<u>RCIAL DISTRICT</u> <u>e NCD</u> <u>Sheet HT02 for more</u>
12 13 14 15 16 17 18 19	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u>	E STREET NE ZONING CON <u>§</u> <u>References</u> <u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	IGHBORHOO TROL TABLE U	D COMMER pper Fillmor Controls	<u>RCIAL DISTRICT</u> <u>e NCD</u> <u>Sheet HT02 for more</u>
12 13 14 15 16 17 18 19 20	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	E STREET NE ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u>	IGHBORHOO TROL TABLE <u>U</u> <u>40-X. See Heig</u> <u>information. He</u>	D COMMER pper Fillmor Controls	<u>RCIAL DISTRICT</u> <u>e NCD</u> <u>Sheet HT02 for more</u>
12 13 14 15 16 17 18 19 20 21 21 22	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u>	E STREET NE ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>§§ 130, 134,</u>	IGHBORHOO TROL TABLE <u>U</u> 40-X. See Heigl information. Hei §261.1. <u>NP</u> <u>Required at the</u>	D COMMER <u>pper Fillmor</u> <u>Controls</u> <u>Ant and Bulk Map</u> <u>ight sculpting re</u> <u>Second Story and</u>	<u>RCIAL DISTRICT</u> <u>e NCD</u> <u>Sheet HT02 for more</u> <u>quired on Alleys per</u> <u>d at each succeeding</u>
12 13 14 15 16 17 18 19 20 21 22 23	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>E STREET NE</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u>	IGHBORHOO TROL TABLE U 40-X. See Heigl information. Hei §261.1. NP Required at the level or Story of	D COMMER pper Fillmor Controls int and Bulk Map ight sculpting re- Second Story and the building, an	<u>RCIAL DISTRICT</u> <u>e NCD</u> <u>Sheet HT02 for more</u> quired on Alleys per
12 13 14 15 16 17 18 19 20 21 21 22	* * * * <u>Table 718. UPPER FILLMOR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	E STREET NE ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>§§ 130, 134,</u>	IGHBORHOO TROL TABLE U 40-X. See Heigl information. Hei §261.1. NP Required at the level or Story of	D COMMER pper Fillmor Controls Market and Bulk Map ight sculpting re- ight sculpting re- Second Story an- the building, an relling Unit: 259	<u>RCIAL DISTRICT</u> <u>e NCD</u> <u>Sheet HT02 for more</u> <u>quired on Alleys per</u> <u>d at each succeeding</u> <u>d at the First Story if</u>

1	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required			
2	Street Frontage and Public Realm					
	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>			
3	<u>Improvements</u> <u>Street Frontage Requirements</u>	<u>§ 145.1</u>	Required; controls apply to above-grade parking			
4	Sireer Fromage Requirements	<u>x 1+5.1</u>	setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level			
5			<u>spaces, transparency and fenestration, and gates,</u>			
6			railings, and grillwork. Exceptions permitted for historic buildings.			
0	Ground Floor Commercial	<u>§ 145.4</u>	Not Required			
7	Vehicular Access Restrictions	<u>§ 155(r)</u>	CU required for the entirety of California Street.			
8	<u>Miscellaneous</u>					
9	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 4,999 square feet; C 5,000 square feet and above</i></u>			
4.0	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>			
10	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>			
11	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>			
12		<u>608, 609</u>				
13	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>			
14		<u>604,</u> <u>608, 609, 610,</u>				
14		<u>611</u>				
15	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines			
16		<u>Industry</u> Element				
17						
18	Zoning Category	<u>§</u>	<u>Controls</u>			
19		<u>References</u>				
	<u>RESIDENTIAL STANDARDS A</u>	ND USES				
20	Development Standards Usable Open Space [Per Dwelling]	<u>§§135, 136</u>	80 square feet per unit if private, or 100 square feet			
21	<u>Unit]</u>	<u>XXI33, 130</u>	<u>per unit if common</u>			
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156,	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions permitted			

<u> 151, 153 - 156,</u>

<u>159 - 161, 166,</u>

Not required

204.5

<u>§ 207.6</u>

Mayor Lee BOARD OF SUPERVISORS

Use Characteristics

Dwelling Unit Mix

23

24

25

Dwelling Unit required. Certain exceptions permitted

per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166.

Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
Student Housing	<u>§ 102</u>	<u>P</u>				
<u>Residential Uses</u>			Controls By Story			
		<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup>+</u>		
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area or the density</u> <u>permitted in the nearest Residential District</u> , whichever is greater.				
Senior Housing Density	<u>§§ 102,</u>	<u>P up to twice the number of dwelling units otherwise</u>				
	<u>202.2(f), 207</u>	permitted as a	Principal Use in	the district and		
		twice the numb	e requirements of ber of dwelling un Principal Use in			
				tion § 202.2(f)(1),		
	8.200	<ul> <li><u>except for § 202.2(f)(1)(D)(iv), related to location.</u></li> <li>1 bedroom per 210 square foot lot area or the density</li> </ul>				
Group Housing Density	<u>§ 208</u>		<u>· 210 square foot i</u> ne nearest Residen			
		whichever is g				
Accessory Dwelling Unit Density	<u>§§102,</u>		P within the existing building envelope. 1 ADU			
	<u>207(c)(4)</u>			<u>ewer Dwelling Unit</u> 10re Dwelling Unit		
		-		uce ground-story re		
		or commercial				
Homeless Shelter Density	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code				
Loss of Dwelling Units		<u>Controls by Story</u>				
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
		1				
Zoning Category	<u>§</u>	Controls				
NON-RESIDENTIAL STANDA	<u>References</u>	79				
Development Standards						
Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>	<u>2.5 to 1</u>			
	<u>124</u>					
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and</u> <u>above</u>				
<u>Use size</u>		1				

- -

4	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			ied Floor Area is
1		<u>151, 153 - 156,</u> 150 - 161 - 166		* •	hart in §151 for uses
2		<u>159 - 161, 166,</u> <u>204.5</u>		re feet. See §161 king required pe	r Section 155.2. Car
-		20110			oject has 25 or more
3			parking spaces p		-
	Off-Street Freight Loading	<u>§§ 150, 152,</u>			<i>is less than 10,000</i>
4		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exce</u>	eptions permitted	<u>per §161.</u>
5	Commercial Use Characteristics				
6	Drive-up Facility	<u>§102</u>	NP		
0	Formula Retail	<u></u> §§102, 303.1	<u>C</u>		
7	Hours of Operation	§102		; C 2 a.m 6 a.m	1.
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>	, e _ umu o um	<u></u>
8	Open Air Sales	<u>§§102, 703(b)</u>	See Section 703(	(b)	
9					
3	Outdoor Activity Area	<u>§§102,145.2</u>	· · · ·	ont; C if located	<u>elsewhere</u>
10	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
			Controls by Story		
11	Agricultural Use Category		1st	2nd	3rd+
12	Agriculture, Neighborhood	$\frac{-}{\$\$102,}$ 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
13	Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
14	Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Automotive Use Category				
	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Garage, Public	<u>§102</u>	<u>c</u>	<u><u> </u></u>	<u>c</u>
	Parking Lot, Private	<u>§102</u> §§102, 142,	<u>c</u>	<u>c</u>	
18	<u>Farking Loi, Frivale</u>	<u>88102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
19	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
20	Entertainment, Arts and Recreation	n Use Category	-	-	
21	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Entertainment, General	<u>§102</u>	<u>C</u>	NP	NP
22	Entertainment, Nighttime	<u>§102</u>	<u> </u>	NP	NP
23	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	NP
20	Open Recreation Area	<u>§102</u>	<u><u>C</u></u>	<u>C</u>	<u>C</u>
24	Passive Outdoor Recreation	<u>§102</u>	<u>c</u>	<u>c</u>	<u>c</u>
05		<u>x102</u>		<u> </u>	<u> </u>
25	Industrial Use Category				

1	<u>Industrial Uses</u>	<u>§§102.</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Institutional Use Category				
2	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
3	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
4	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
5	Philanthropic Admin. Services	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Ū	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
7	Sales and Service Use Category				
8	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>
9	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
11	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
IZ	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.4	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C(4)(5)</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
18	Services, Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	Utility and Infrastructure Use Cate	<u> </u>	$C(\epsilon)$	C(6)	<i>C</i> (6)
05	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
25	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
<u>* Not listed below</u>						
(1) C required for 13 or more children						
(2) C required for seven or more persons.	_					
(3) A new bar will be allowed with a Conditional Use authorization from the Planning Commission only in conjunction with a Restaurant use.						
(4) In considering a Conditional Use for a Restaurant, the Planning Commission shall consider whether the use						
proposes lunch service or other daytime usage in order to limit the number of such establishments on the block that have no daytime activity.						
(5)Formula Retail NP for this use						
(6) C if a Macro WTS Facility; P if a Micro WTS Facility.						
SEC. 719. HAIGHT STREET NE	IGHBORHOC	D COMMERC	CIAL DISTRI	CI.		
* * * *						
Table 710 HAIGHT STU	Deet neicue		MMEDCIAI	DISTRICT		
<u>Table 719. HAIGHT STR</u>	<u>eei neighd</u>	<u>UKHUUD CU</u>	MMEKCIAL	<u>DISTRICT</u>		
	<u>ZONING CON</u>	TROL TABLE				
		1	Haight Street 1	NCD		
Zoning Category	<u>§</u>		Controls			
	<u>References</u>					
BUILDING STANDARDS						
Massing and Setbacks	88 102 105					
Hoight and Bulk Limits		AO Y See Heigh	t and Rulk Man	Shoots HT06 and		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u>			<u>Sheets HT06 and</u> ht sculpting required		
<u>Height and Bulk Limits.</u>	<u>106, 250—252,</u> <u>260, 261.1,</u>		nformation. Heig			
<u>Height and Bulk Limits.</u>	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u>	HT07 for more i	nformation. Heig			
<u>Height and Bulk Limits.</u>	<u>106, 250—252,</u> <u>260, 261.1,</u>	HT07 for more i	nformation. Heig			
	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	HT07 for more i on Alleys per §2	nformation. Heig			
<u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u>	HT07 for more i	nformation. Heig			
5 Foot Height Bonus for Active Ground	106, 250—252,         260, 261.1,         270, 271. See         also Height         and Bulk         District Maps         § 263.20         § 130 § 134,	<u>HT07 for more i</u> on Alleys per §2 <u>NP</u> <u>Required at Gra</u>	nformation. Heig 61.1. de level and at ec	<u>ht sculpting required</u>		
5 Foot Height Bonus for Active Ground Floor Uses	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u>	HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u> or Story: 25% o	nformation. Heig 61.1. de level and at ec	ht sculpting required		
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u> <u>Rear Yard</u>	<u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>§ 130 § 134,</u> <u>134(a)(e)</u>	HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u> or Story: 25% o feet	nformation. Heig 61.1. de level and at ec	<u>ht sculpting required</u>		
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	106, 250—252,         260, 261.1,         270, 271. See         also Height         and Bulk         District Maps         § 263.20         § 130 § 134,	HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u> or Story: 25% o	nformation. Heig 61.1. de level and at ec	<u>ht sculpting required</u>		
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u> <u>Rear Yard</u>	106, 250—252,         260, 261.1,         270, 271. See         also Height         and Bulk         District Maps         § 263.20         § 130 § 134,         134(a)(e)         § \$130, 131,	HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u> or Story: 25% o feet	nformation. Heig 61.1. de level and at ec	<u>ht sculpting required</u>		
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u> <u>Rear Yard</u> <u>Front Setback and Side Yard</u>	106, 250—252,         260, 261.1,         270, 271. See         also Height         and Bulk         District Maps         § 263.20         § 130 § 134,         134(a)(e)         § \$130, 131,	HT07 for more i on Alleys per §2 <u>NP</u> <u>Required at Gra</u> or Story: 25% o feet	nformation. Heig 61.1. de level and at ec	<u>ht sculpting required</u>		

1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u>
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
3			historic buildings.
4			
-	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
6	<u>Miscellaneous</u>		
-	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> above
7	Planned Unit Development	§ 304	<u>above</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u> </u>
0	<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
9		<u>604,</u> <u>607, 607.1,</u>	
10		<u>608, 609</u>	
11	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
10		<u>608, 609, 610,</u>	
12		<u>611</u>	
13	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
		<u>Commerce and</u> Industry	
14		<u>Element</u>	
15			

17			
17	Zoning Category	<u>§</u>	<u>Controls</u>
18		<u>References</u>	
	RESIDENTIAL STANDARDS AN	ND USES	
19	Development Standards		
20	<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet</u>
			<u>per unit if common</u>
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	A minimum of one car parking space for every
22		<u>151, 153 - 156,</u> 159 - 161, 166,	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car
22		<u>139 - 101, 100,</u> 204.5	parking is provided, car share spaces are required
23			when a project has 50 units or more per §166.
	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	Not required
24	Use Characteristics		
25	Single Room Occupancy	<u>§ 102</u>	<u>P</u>

Student Housing	<u>§ 102</u>	<u>P</u>				
Residential Uses		1-	<u>Controls By St</u>	tory		
		<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$		
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area or the density</u> permitted in the nearest Residential District,				
		whichever is greater.				
Senior Housing Density	<u>§§ 102.</u> 202.2(f), 207		<u>P up to twice the number of dwelling units otherwise</u> permitted as a Principal Use in the district and			
	<u>202.2()), 207</u>	-		<u>s 202.2(f)(1). C up to</u>		
			<u>per of dwelling uni</u> Principal Use in t			
		meeting all req	uirements of Sect	ion § 202.2(f)(1),		
Course University Density	<u> </u>	except for § 202.2(f)(1)(D)(iv), related to location.				
Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area or the densit</u> permitted in the nearest Residential District.				
Accessory Dwelling Unit Density		whichever is g		valana 1 ADU		
<u>Accessory Dwening Onit Density</u>	$\frac{88102}{207(c)(4)}$	<u><i>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units</i></u>				
				<u>ore Dwelling Units.</u> ce ground-story retail		
		or commercial	space.	е ,		
Homeless Shelters	<u>§§ 102, 208</u>	<u>Density limits</u>	• •	<u>dministrative Code</u>		
Loss of Dwelling Units		<b>T</b> ,	<u>Controls by St</u>			
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Zoning Category	<u>§</u> References		<u>Controls</u>			
NON-RESIDENTIAL STAND		<u>ES</u>				
Development Standards						
		-				
Floor Area Ratio	<u>§§ 102, 123,</u>	<u>1.8 to 1</u>				
<u>Floor Area Kano</u>	124	D + 2400 - C + C 2500 - C + L				
	<u>124</u> §§102, 121.2	P up to 2,499 s	P up to 2,499 square feet; C 2,500 square feet and			
<u>Use Size</u>	<u>§§102, 121.2</u>	above				
		above No car parking	g required if Occu	00 square feet and pied Floor Area is n §151 for uses over		

159 - 161, 166,

204.5

24 25

5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share

spaces required when a project has 25 or more

parking spaces per §166.

1	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.				
2		204.5					
3	<u>Commercial Use Characteristics</u>	8102	ND.				
5	Drive-up Facility	<u>§102</u> <u>§§102, 303.1</u>	<u>NP</u> <u>C</u>				
4	<u>Formula Retail</u> <u>Hours of Operation</u>	<u>§§102, 303.1</u> <u>§102</u>	<u>C</u> <u>P 6 a.m 2 a.m.</u>	. <u></u>			
5	Maritime Use	<u>§102</u> §102	<u>1 0 a.m 2 a.m.</u> <u>NP</u>	, C 2 u.m 0 u.n	<u>.</u>		
	Open Air Sales	<u>§§102, 703(b)</u>	See Section 703(	<i>b</i> )			
6	Outdoor Activity Area	<u>§§102,145.2</u>	<i>P</i> if located in fr	ont; C if located	elsewhere		
7	Walk-up Facility	<u>§102</u>	<u>P</u>	· · ·			
8			<u> </u>	Controls by St	<u>ory</u>		
0	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
9	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>		
10	Agriculture, Large Scale Urban	$\frac{\underline{202.2(c)}}{\underline{\$\$102,}}$ 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>		
11	Greenhouse	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
12	Automotive Use Category						
13	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>		
14	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
14	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
15	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
16	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
17	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u><u>C</u></u>	<u>C</u>	<u>C</u>		
18	Entertainment, Arts and Recreation	n Use Category					
10	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
19	Uses*	8102	<u> </u>	D	ND		
20	Amusement Game Arcade	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
	Entertainment, General	<u>§102</u> \$102	<u>C</u>	<u>NP</u>	<u>NP</u>		
21	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
22	<u>Movie Theater</u> Open Recreation Area	<u>§§ 102, 202.4</u> \$102	<u>P</u>	<u>NP</u>	<u>NP</u>		
	<u>Passive Outdoor Recreation</u>	<u>§102</u> §102	<u>C</u> <u>C</u>	<u>C</u>	<u>C</u> <u>C</u>		
23	Industrial Use Category	<u>x102</u>					
24	Industrial Uses	<u>\$\$102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
25	Institutional Use Category	<u>202.2(u)</u>					

	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>			
1	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>			
2	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
	Job Training	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>			
3	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>			
4	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
5	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>			
6	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>			
6								
7	Sales and Service Use Category							
8	Retail Sales and Service Uses*	<u>§§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>			
U	Adult Business	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>			
9	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
10	Bar	$\frac{\$\$102,}{202.2(a)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>			
11	Grocery, General	<u>§102, 202.3</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>			
11	Grocery, Specialty	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>			
12	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>			
40	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
13	Liquor Store	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>			
14	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
15	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
16	<u>Motel</u>	$\frac{\$\$102,}{202.2(a)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>			
17	<u>Pharmacy</u>	<u>§§102,</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>			
	<u>Restaurant</u>	<u>202.2(a)</u> <u>§§102,</u>	NP(3)(4)	NP	NP			
18	Kestaurant	$\frac{88102}{202.2(a)}$	$\frac{101(5)(4)}{2}$	<u>1 1 1 1</u>	<u>101</u>			
19	Restaurant, Limited	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>P</u>			
20	Retail Sales and Service, General	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>			
20	Services, Financial	<u>§102</u>	<u>P</u>	NP	<u>NP</u>			
21	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>			
22	Services, Health	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>NP</u>			
22	Services, Limited Financial	<u>§102</u>	<u>P</u>	NP	<u>NP</u>			
23	Storage, Self	<u>§102</u>	NP	NP	<u>NP</u>			
0.4	Tobacco Paraphernalia Store	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>			
24	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	NP	<u>NP</u>			
25	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			

	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
1	Trade Office	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
2	Utility and Infrastructure Use Cat						
3	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>		
0	Power Plant Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
4		<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
5	<u>* Not listed below</u>						
6	(1) C required for 13 or more children.						
	(2) C required for seven or more persons (3) HAIGHT STREET ALCOHOL RESTR	-	DISTRICT: Retail	establishments s	elling off-sale or on-		
7	sale alcoholic beverages are not permitte						
8	(4) HAIGHT STREET RESTAURANTS Boundaries: Applicable to the Haight Str	reet Neighborhood	Commercial Dist	rict and Haight S	Street Alcohol		
9	<u>Restricted Use Subdivision.</u> <u>Controls: A Restaurant may be permitted</u>			v v			
10	forth in Section 303, the Planning Comm with this Section. Should a Restaurant pe						
11	of use to another principally or condition accordance with the terms of this Section		the Commission r	nay consider a n	ew Restaurant in		
12	(5) FRINGE FINANCIAL SERVICE RES						
13	<b>Boundaries:</b> The FFSRUD and its 1/4 m Commercial District.	uile buffer includes,	but is not limited	to, the Haight St	t <u>reet Neighborhood</u>		
	Controls: Within the FFSRUD and its 1/						
14	Outside the FFSRUD and its 1/4 mile buy subsection 249.35(c)(3).	ffer, fringe financia	<u>l services are P si</u>	ubject to the resti	rictions set forth in		
15	(6) TOBACCO PARAPHERNALIA ESTA	BLISHMENTS – th	e special definitio	on of "Tobacco P	araphernalia_		
16	Establishments" applicable to the Haight after its initial effective date, unless the E				* *		
17	In the Haight Street Neighborhood Comm Paraphernalia Establishment to be deem	nercial District, the	period of non-us				
18	(7) C if a Macro WTS Facility; P if a Mic	ero WTS Facility.					
19	(8) Within the Haight Street Neighborhoo						
20	<u>comprised of mechanical amusement gan</u> purposes of the Planning Code.	ne devices will be c	onsidered an Amı	isement Game Ai	rcade Use, for the		
21							
22	SEC. 720. <i>HAYES-GOUGH <u>EX</u></i>	<u>KCELSIOR OU</u>	<u>TER MISSIOI</u>		KHOOD		
23	COMMERCIAL TRANSIT DIST	RICT.					
24	The Hayes-Gough Neighborhood	Commercial Tra	<del>insit District is</del>	located within	n walking distance		
	of the Civic Center, lying west of I	<del>Franklin Street a</del>	i <del>nd east of Lag</del>	<del>una Street, wi</del>	th its southern		
25							

1 edge generally at Lily Street, with an extension sough along both sides of Octavia Boulevard to 2 Market Street. This mixed-use commercial district contains a limited range of retail commercial 3 activity, which primarily caters to the immediate need of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly 4 the Performing Arts and Civic Center workers and visitors. There are a number of restaurants 5 6 and art galleries, but other types of retail activity are limited. 7 The Hayes-Gough District controls are designed to allow for growth and expansion that is 8 compatible with the existing building and use scales. Building standards protect the moderate 9 building and use size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial uses are permitted at the first and second stories and 10 housing is strongly encouraged at the third story and above. In order to encourage lively 11 12 pedestrian-oriented commercial activity, but restrict certain sensitive and problematic uses, 13 eating and drinking, and entertainment uses are directed to the ground story. Retail sales 14 activity, especially neighborhood-serving businesses, is further promoted by restricting new 15 ground-story medical, business and professional offices. To protect continuous frontage, drive-16 up and most automobile uses are prohibited, above-ground parking is required to be setback or 17 below ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street 18 and portions of Octavia Boulevard. 19 Housing development in new buildings is encouraged above the second story, and is 20 controlled not by lot area but by physical envelope controls. Existing residential units are 21 protected by limitations on demolitions, mergers, subdivisions, and upper story conversions. Given the area's central location and accessibility to the downtown and to the City's transit 22 23 network, accessory parking for residential uses is not required. The code controls for this 24 district are supported and augmented by design guidelines and policies in the Market and 25 Octavia Area Plan of the General Plan.

Mayor Lee BOARD OF SUPERVISORS

1	The Excelsior Outer Mission Street Neighborhood Commercial District is located along					
2	Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer					
3	Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and					
4	housing on upper floors. The range of comparison goods and services offered is varied and often					
5	includes specialty retail stores, resta	urants, and neig	hborhood-serving offices. The area is transit-			
6	oriented and the commercial uses set	rve residents of t	the area as well as residents and visitors from			
7	adjacent and other neighborhoods.					
8	The Excelsior Outer Mission	<u>Street Neighbor</u>	hood Commercial District is intended to provide			
9	convenience goods and services to the	<u>ne surrounding n</u>	eighborhoods as well as limited comparison			
10	shopping goods for a wider market.	Housing develop	ment in new buildings is encouraged above the			
11	second story. Existing residential un	its are protected	by limitations on demolitions and upper-story			
12	conversions. Parking for residential	and commercial	uses is not required. Buildings range in height,			
13	with height limits generally allowing up to four stories. Lots vary in size, generally small- or medium-					
		up to jour stort	bit Dots ran y in size, Senerany small of meanin			
14	sized with some very large parcels.	<u></u>	<u>2010 faily in Size, zenerany snam or meanant</u>			
	sized with some very large parcels.		TREET NEIGHBORHOOD COMMERCIAL			
14	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u>	ER MISSION S				
14 15 16	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u>	ER MISSION S	TREET NEIGHBORHOOD COMMERCIAL			
14 15	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u>	ER MISSION S	TREET NEIGHBORHOOD COMMERCIAL CONTROL TABLE			
14 15 16	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DIST</u>	ER MISSION ST RICT ZONING	TREET NEIGHBORHOOD COMMERCIAL CONTROL TABLE Excelsior Outer Mission NCD			
14 15 16 17 18	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DIST</u>	ER MISSION ST RICT ZONING	TREET NEIGHBORHOOD COMMERCIAL CONTROL TABLE Excelsior Outer Mission NCD			
14 15 16 17	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DIST</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	ER MISSION ST RICT ZONING <u>§ References</u> <u>§§ 102, 105,</u>	<u>TREET NEIGHBORHOOD COMMERCIAL</u> <u>CONTROL TABLE</u> <u>Excelsior Outer Mission NCD</u> <u>Controls</u> <u>Generally 40-X. See Height and Bulk Map Sheets</u>			
14 15 16 17 18	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DISTE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	ER MISSION S RICT ZONING <u>§ References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u>	<u>TREET NEIGHBORHOOD COMMERCIAL</u> <u>CONTROL TABLE</u> <u>Excelsior Outer Mission NCD</u> <u>Controls</u> <u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>			
14 15 16 17 18 19 20	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DISTE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	ER MISSION ST RICT ZONING <u>§ References</u> <u>§§ 102, 105,</u>	<u>TREET NEIGHBORHOOD COMMERCIAL</u> <u>CONTROL TABLE</u> <u>Excelsior Outer Mission NCD</u> <u>Controls</u> <u>Generally 40-X. See Height and Bulk Map Sheets</u>			
14 15 16 17 18 19	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DISTE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	ER MISSION S RICT ZONING <u>§ References</u> <u>§ 8 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	<u>TREET NEIGHBORHOOD COMMERCIAL</u> <u>CONTROL TABLE</u> <u>Excelsior Outer Mission NCD</u> <u>Controls</u> <u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>			
14 15 16 17 18 19 20	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DISTE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u>	ER MISSION S' RICT ZONING <u>§ References</u> <u>§ 8 for the second seco</u>	<b>EXECT NEIGHBORHOOD COMMERCIAL CONTROL TABLE Excelsior Outer Mission NCD Controls Generally 40-X. See Height and Bulk Map Sheets</b> <u>HT11 and HT12 for more information. Height</u> Sculpting on Alleys per § 261.1.			
14 15 16 17 18 19 20 21	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DISTE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	ER MISSION S RICT ZONING <u>§ References</u> <u>§ 8 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	<u>TREET NEIGHBORHOOD COMMERCIAL</u> <u>CONTROL TABLE</u> <u>Excelsior Outer Mission NCD</u> <u>Controls</u> <u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>			
14 15 16 17 18 19 20 21 21	sized with some very large parcels. <u>Table 720. EXCELSIOR OUTH</u> <u>DISTE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u>	ER MISSION S' RICT ZONING <u>§ References</u> <u>§ 8 for the second seco</u>	<b>EXECT NEIGHBORHOOD COMMERCIAL CONTROL TABLE Excelsior Outer Mission NCD Controls Generally 40-X. See Height and Bulk Map Sheets</b> <u>HT11 and HT12 for more information. Height</u> Sculpting on Alleys per § 261.1.			

	Rear Yard	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding
1		<u>134(a)(e), 136</u>	level or Story of the building, and at the First Story if
2			<i>it contains a Dwelling Unit: 25% of lot depth, but in</i> <i>no case less than 15 feet</i>
3			
5	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
4	Stuggt Fugurtage and Dublic Deal	<u>132, 133</u>	
5	<u>Street Frontage and Public Real</u>	<u>n</u> <u>§138.1</u>	Required
6	<u>Improvements</u>	<u>x130.1</u>	<u>Acquirea</u>
6	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
7			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-
8			level spaces, transparency and fenestration, and
			gates, railings, and grillwork. Exceptions permitted for historic buildings.
9			
10	Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
11	Vehicular Access Restrictions	<u>§ 145.4</u> § 155(r)	None
	Miscellaneous	<u></u>	
12	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
13	Planned Unit Development	8 204	<u>above</u>
	Awning, Canopy or Marquee	<u>§ 304</u> <u>§ 136.1</u>	<u>C</u> <u>P</u>
14	<u>Signs</u>	<u>§ 130.1</u> §§ 262, 602-	<u>As permitted by Section § 607.1</u>
15		<u>604,</u>	
16		<u>607, 607.1, 608,</u> 609	
	General Advertising Signs	<u>\$§ 262, 602.7</u>	NP
17		<u>604.</u>	
18		<u>608, 609, 610,</u> <u>611</u>	
19	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
		Commerce and	
		Industry	
20		<u>Industry</u> <u>Element</u>	
20 21			
21	Zoning Category		<u>Controls</u>
21 22	Zoning Category RESIDENTIAL STANDARDS A	<u>Element</u>	<u>Controls</u>
21		<u>Element</u>	Controls
21 22	RESIDENTIAL STANDARDS	<u>Element</u>	<u>Controls</u> <u>80 square feet per unit if private, or 100 square feet</u> <u>per unit if common</u>

1	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. P up to one car for each unit; NP above. Bike parking required per §155.2. If			
2		<u>156, 166, 204.5</u>	<u>car parking is provided, car share spaces are</u> <u>required when a project has 50 units or more per</u> §166.			
3	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>			
4	Use Characteristics Single Room Occupancy	§ 102	<u>P</u>			
5	Student Housing	<u>§ 102</u>	<u>P</u>			
0	Residential Uses			Controls By Ste	ory	
6			<u>1<sup>st</sup></u>	2 <sup>nd</sup>	$\underline{3^{rd}}$ +	
7	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
0	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 600 se</u>	quare foot lot are	<u>a</u>	
8	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	*	•	ling units otherwise	
9		<u>202.2(J), 207</u>		<u>Principal Use in th</u> requirements of §	<u>202.2(f)(1). C up to</u>	
10				<u>r of dwelling unit</u>		
10			*	<u>Principal Use in th</u> irements of Section		
11					elated to location.	
12	Group Housing	<u>§ 208</u>	<u>1 bedroom per 2</u>	210 square foot lo	ot area	
	Accessory Dwelling Unit	<u>§§102,</u>			velope. 1 ADU all	
13		$\frac{207(c)(4)}{207(c)(4)}$		<u>s with 4 or fewer</u> s with 5 or more	<u>r Dwelling Units. No</u> Dwelling Units.	
14			ADUs may not e	liminate or reduc		
15	Homeless Shelters	§§ 102, 208	<u>retail or comme</u> Density limits re		dministrative Code	
15	Loss of Dwelling Units			Controls by Sta		
16	Loss of Dwening Onlis		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
17	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
18	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
19					·	
	Zoning Category	<u>§ References</u>	<u>Controls</u>			
20	NON-RESIDENTIAL STANDAR	RDS AND USES				

Development Standards

<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u>	<u>3.6 to 1</u>
	<u>124</u>	
Use Size	<u>§102, 121.2</u>	P up to 5,999 square feet; C 6,000 square feet ar

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1	Off-Street Parking Requirements	<u> </u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car
2		<u>156, 166, 204.5</u>	share spaces required when a project has 25 or more parking spaces per §166.
3	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.
4		207.5	
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C	Commercial Use Characteristics					
	rive-up Facility	<u>§102</u>	<u>NP</u>			
Fe	ormula Retail	<u>§§102, 303.1</u>	<u>C</u>			
H	ours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>			
M	laritime Use	<u>§102</u>	<u>NP</u>			
<u>0</u>	pen Air Sales	<u>§§102, 703.2</u>	<u>See §703.2</u>			
<u>0</u>	utdoor Activity Area	<u>§§102,145.2</u>	· · ·	ont; C if located	<u>elsewhere</u>	
W	Valk-up Facility	<u>§102</u>	<u>P</u>			
				Controls by S	<u>tory</u>	
	<u>gricultural Use Category</u>		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
_	<u>griculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	griculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>G</u>	<u>reenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
A	<u>utomotive Use Category</u>					
<u>A</u>	utomotive Uses*	<u>§§102, 142,</u> <u>156, 187.1,</u> <u>202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
A	utomotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
Se	ervice, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	NP	NP	
Se	ervice, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP	
Ve	ehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP	
Ve	ehicle Storage Lot	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP	
E	Intertainment, Arts and Recreation	n Use Category				
	ntertainment, Arts and Recreation [ses*	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
A	rts Activities	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Er	ntertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
<u>E</u> 1	ntertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
M	lovie Theater	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
<u>0</u>	pen Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Pa</u>	assive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	ndustrial Use Category	88102 202 2/3	ND	ND	ND	
_	ndustrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	nstitutional Use Category Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	ospital	<u>§102</u> §102	<u>r</u> <u>C</u>	<u>I</u> <u>C</u>	<u><u>r</u> <u>C</u></u>	
	ledical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	$\underline{DR(1)}$	$\underline{\underline{C}}$	$\underline{\underline{DR}(1)}$	
	hilanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	ublic Facilities	<u>§102</u>	<u><u>C</u></u>	<u><u>C</u></u>	<u><u>C</u></u>	

	Sales and Service Use Category					
1	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
2	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
	Animal Hospital	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
3	Bar	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
4	Grocery, General	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	
	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	
5	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
6	Kennel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
Ū	Liquor Store	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>	
7	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
8	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
0	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
9	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
10	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
11	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
12	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>	
12	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
13	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
14	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
15	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
16	Storage, Commercial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
17	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	Utility and Infrastructure Use Cate	egory				
18	Utility and Infrastructure*	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
19	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
20	* Not listed below					

	(1) MEDICAL CANNABIS DISPENSARIES
1	<u>Controls:</u>
2	(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be
2	allowed as a Conditional Use; provided, however, that any amendments to regulations governing the proximity of an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Excelsior Outer Mission NCD
3	and will supersede the condition use requirement contained in this Section 745.
3	(b) In addition to the requirements of Planning Code Section 303, the Planning Commission shall approve the
4	application and authorize the Conditional Use if the facts presented are such to establish that:
4	(i) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission
5	Street Neighborhood Commercial District,
5	(ii) the MCD has prepared a parking and transportation management plan sufficient to address the
6	anticipated impact of its patients,
Ŭ	(iii) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the
7	community prior to applying for the Conditional Use, including adequate security measures in the operation of
•	<u>their business and designating a community liaison to deal effectively with current and future neighborhood</u>
8	<u>concerns.</u>
•	(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning
9	<u>Commission shall consider the existing concentrations of MCDs within the District.</u>
-	(d) A Medical Cannabis Dispensary may logate above the first floor only if it shall be accessible to persons with
10	(e) A Medical Cannabis Dispensary may locate above the first floor only if it shall be accessible to persons with disabilities as required under the California Building Code.
	aisabilities as requirea under the California Building Code.
11	
	(2) OFF-SALE LIQUOR ESTABLISHMENTS Controls:
12	(a) New Liquor Store uses with Type 20 or Type 21 ABC licenses are not permitted in the district; provided,
	however, that any use within the District with an existing Type 20 or Type 21 ABC license may obtain a new
13	license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or
	reconstruction.
14	(b) Liquor Store uses may relocate within the district with Conditional Use authorization.
	(c) General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol licenses shall observe the
15	following good neighbor policies:
	(i) Liquor establishments shall provide outside lighting in a manner sufficient to illuminate street and
16	sidewalk areas and adjacent parking, as appropriate to maintain security, without disturbing area residences;
	(ii) Advertisements in windows and clear doors are not permitted, and no more than 25% of the square footage of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage
17	shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and
	unobstructed view of the interior of the premises, including the area in which the cash registers are maintained,
18	from the exterior public sidewalk or entrance to the premises.
40	
19	(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
~~	Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Excelsior
20	Outer Mission Street Neighborhood Commercial District.
04	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.
21	Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in
22	<u>Section 249.35(c)(3).</u>
22	
22	(4) C if a Macro WTS Facility; P if a Micro WTS Facility.
23	
24	
<u>~</u> T	
25	

## SEC. 721. UPPER MARKET STREET JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

3	The Upper Market Street Neighborhood Commercial District, on Market Street at Castro, is
4	situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper
5	Market Street is a multi-purpose commercial district that provides limited convenience goods to
6	adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number
7	of offices are located on Market Street within easy transit access to downtown. The width of Market
8	Street and its use as a major arterial diminish the perception of the Upper Market Street District as a
9	single commercial district. The street appears as a collection of dispersed centers of commercial
10	activity, concentrated at the intersections of Market Street with secondary streets.
11	This district is well served by transit and is anchored by the Castro Street Station of the Market
12	Street subway and the F-Market historic streetcar line. The F, K, L, and M streetcar lines traverse the
13	district, and the Castro Station serves as a transfer point between light rail and crosstown and
14	neighborhood bus lines. Additionally, Market Street is a primary bicycle corridor. Residential parking
15	is not required and generally limited. Commercial establishments are discouraged or prohibited from
16	building accessory off-street parking in order to preserve the pedestrian-oriented character of the
17	district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage
18	entries) to off-street parking and loading on Market Street to preserve and enhance the pedestrian-
19	oriented character and transit function.
20	The Upper Market Street district controls are designed to promote moderate-scale development
21	which contributes to the definition of Market Street's design and character. They are also intended to
22	preserve the existing mix of commercial uses and maintain the livability of the district and its
23	surrounding residential areas. Large-lot and use development is reviewed for consistency with existing
24	development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings,
25	most commercial uses are permitted with some limitations above the second story. In order to maintain

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1	continuous retail frontage and preserve a balanced mix of commercial uses, ground-story
2	neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial
3	service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and
4	drive-up uses.
5	Housing development in new buildings is encouraged above the second story. Existing upper-
6	story residential units are protected by limitations on demolitions and upper-story conversions.
7	Accessory Dwelling Units are permitted on lots within the boundaries of Board of Supervisors District
8	8 pursuant to Subsection 207(c)(4) of this Code.
9	The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post
10	<u>Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to</u>
11	Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush Street.
12	The character of these streets is largely commercial, including large malls, although there are some
13	residential units above the ground story. Buildings are typically two- to four-stories, although there are
14	two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit
15	corridors. The commercial district provides convenience goods and services to the surrounding
16	neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and
17	<u>far.</u>
18	The Japantown Neighborhood Commercial District controls are designed to encourage and
19	promote development that enhances the walkable, commercial character of this area and to support its
20	local and regional role. New commercial development is required on the ground floor and permitted
21	above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating,
22	drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are
23	encouraged above the ground floor, along with housing and institutional uses.
24	Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT
25	LUDIE 721. JAFAINTOWIN INEIGHBOKHOOD COMMERCIAL DISTRICT

	ZONING CONT	FROL TABLE
		Japantown NCD
Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>		
Massing and Setbacks	1	
Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	50-X, and 65-A along Fillmore Street. See Heig and Bulk Map Sheet HT02 for more information
	260, 261.1, 270,	Along Buchanan Street between Post and Sutte
	<u>271. See also</u>	upper story setback of one foot for every foot al
	<u>Height and Bulk</u> <u>District Maps</u>	<u>35 feet in height from the front property line is</u> required. Height Sculpting on Alleys per § 261.
	<u>District maps</u>	required frequencies of the second se
5 Foot Height Bonus for Active Ground	§ 263.20	<u>P</u>
<u>Floor Uses</u>		_
<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the lowest Story containing a Dwel
	<u>134(a)(e), 136</u>	Unit, and at each succeeding level or Story of t
		Building: 25% of lot depth, but in no case less 15 feet.
Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	<u>Not Required.</u>
Street Frontage and Public Realm		
Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
<u>Improvements</u>	0.145.1	
<u>Street Frontage, Above Grade Parking</u> Setback and Active Uses	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking setbacks, parking and loading entrances, active</u>
Selback and Active Oses		ground floor ceiling height, street-facing ground
		level spaces, transparency and fenestration, an
		gates, railings, and grillwork. Exceptions perm
		<u>for historic buildings.</u>
Street Frontage, Ground Floor	§ 145.4	Required on Buchanan Street between Post Stre
<u>Commercial</u>		and Sutter Street and Post Street between Filln
		Street and Laguna Street on the south side, bet
		Webster Street and Laguna Street on the north
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on the north side of Post Street from</u> Webster Street to Laguna Street; the south side
		<u>Post Street from Fillmore Street to Webster Street</u>
		and Buchanan Street from Post Street to Sutter
		<u>Street.</u>

1	<u>Miscellaneous</u>				
I	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and		
2	Plann of Unit Day slopen out	8 204	<u>above</u>		
	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>		
3	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>		
4	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1, 608,</u>	<u>As permitted by Section § 607.1. All Business Signs,</u> <u>as defined in § 602.3 are also subject to the</u> guidelines in the "Commission Guide for Formula		
5		<u>609</u>	<u>Retail."</u>		
6	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>		
7		<u>608, 609, 610,</u> <u>611</u>			
8	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines		
9		<u>Industry</u> <u>Element</u>			
10					

11	Zoning Category	§ References		<b>Controls</b>		
12	RESIDENTIAL STANDARDS A	ND USES				
13	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>	<u>100 square feet p</u>	per unit if private, o	or 133 square feet	
14	<u>Unit]</u>		per unit if comm			
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -		<u>required. P up to (</u> s per unit. NP aboy		
15		<u>156, 166, 204.5</u>	<u>C up to 1.00 cars per unit, NP above. Bike parking</u> required per § 155.2. If car parking is provided, car			
16			share spaces are required when a project has 50 units or more per §166.			
17	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
18	<u>Student Housing</u>	<u>§ 102</u> <u>§ 102</u>	<u>P</u>			
19	<u>Residential Uses</u>		<u>Controls By Story</u>			
19		1	<u>1<sup>st</sup>(1)</u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup>+</u>	
20	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
21	<u>Dwelling Units</u>	<u>§§ 102, 207</u>		uare foot lot area		
21	<u>Senior Housing</u>	<u>§§ 102, 202.2(f),</u> <u>207</u>		number of Dwelling	0	
22		207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C			
23			<i>up to twice the number of Dwelling Units otherwise</i> <i>permitted as a Principal Use in the district and</i>			
24			meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.			
25						

1	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area</u>			
•	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.			
2			No limit in buildings with 5 or more Dwelling Units			
3			<u>ADUs may not eliminate or reduce ground-story</u> retail or commercial space.			
4	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code			
-	Loss of Dwelling Units		<u>Controls by Story</u>			
5			<u>1st (1)</u>	<u>3rd+</u>		
6	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
7			-			
	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
8						
9	Zoning Category	<u>§ References</u>		<b>Controls</b>		
10	NON-RESIDENTIAL STANDAR	DS AND USES				
11	Development Standards					
40	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>			
12	<u>Use Size</u>	<u>§§ 102, 121.2</u>	P up to 2,499 square feet; C 2,500 square feet and			
13	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<i>above</i> <i>Car parking not required. Maximum permitted as set</i>			
14		<u>151.1, 153 -</u>	forth in Section		ing required per <u>§</u>	
14		<u>156, 166, 204.5</u>	<u>155.2.</u>			
15	Off-Street Freight Loading	<u>§§ 150, 153 -</u> 155, 161, 204.5	<u>None required ij</u> square feet.	<sup>f</sup> gross floor area	<i>is less than 10,000</i>	
16	Commercial Use Characteristics	100, 101, 201.5	<u>square jeen</u>			
17	Drive-up Facility	<u>§102</u>	<u>NP</u>			
17	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>			
18	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.r	<u>n.</u>	
19	Maritime Use	<u>§102</u>	<u>NP</u>			
	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
20	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	elsewhere	
21	Walk-up Facility	<u>§102</u>	<u>P</u>			
00				Controls by Si	tory	
22	Agricultural Use Category		<u>1st (1)</u>	<u>2nd</u>	<u>3rd+</u>	
23	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
04	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
24	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
25	<u>Automotive Use Category</u>					

1	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
2	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
Z	Automotive Sale/Rental	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
3	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>		
4	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
5	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
0	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
6	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
7	Entertainment and Recreation Use	<u>Category</u>		_			
8	Entertainment, Arts and Recreation <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Amusement Game Arcade	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
9	Entertainment, General	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>		
10	Entertainment, Nighttime	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>		
10	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>P</u>		
11	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
12	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
12	Industrial Use Category						
13	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
14	Institutional Use Category						
14	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
15	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
4.0	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
16	Philanthropic Admin. Services	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
17	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
4.0	Sales and Service Use Category						
18	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>C</u>		
19	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
20	Bar	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>C(2)</u>	<u>C(2)</u>		
21	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
22	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
23	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
20	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		
24	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
25	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		

4	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
1	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
2	Services, Financial	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>C(3)</u>
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Services, Health	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
4	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
-	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
5	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
U	Trade Shop	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
7	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
0	Service, Non-Retail Professional	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>C</u>
9	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
10	Utility and Infrastructure Use Cat	egory	·		
10	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
11	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
40	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	* Not listed below		•	•	· · · · ·

\* Not listed below

13 (1) The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.

14 (2) No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section 2901(f) of the Police Code by more than 8 dBA.

15 (3) Only two Financial Services uses permitted on the ground floor within the District. Above the ground floor, new Financial Services uses are not permitted south of Post Street.

16 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

## 17 SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating,

drinking, and entertainment establishments remain open into the evening to serve a much

wider trade area and attract many tourists. The balance between neighborhood-serving

convenience stores and Citywide specialty businesses has shifted, as convenience stores
 have been replaced by restaurants and bars. The proliferation of financial services, limited
 financial services, and *business and*-professional services has also upset the district's balance
 of uses. The relocation of business and professional offices from downtown to North Beach
 threatens the loss of upper-story residential units.

6 The North Beach District controls are designed to ensure the livability and 7 attractiveness of North Beach. Building standards limit new development to a small to 8 moderate scale. Rear yards are protected above the ground story and at residential levels. 9 Most new commercial development is permitted at the first two stories. Small-scale, neighborhood-serving businesses are strongly encouraged and formula retail uses are 10 11 prohibited. Use *s* Sizes are controlled to limit future consolidation of spaces and to encourage 12 conversion back to the traditional small-scale commercial spaces. Special controls are 13 necessary because an over-concentration of food and beverage service establishments limits 14 neighborhood-serving retail sales and personal services in an area that needs them to thrive 15 as a neighborhood. In order to maintain neighborhood-serving retail sales and personal 16 services and to protect residential livability, additional eating and drinking establishments are 17 prohibited in spaces that have been occupied by neighborhood-serving retail sales and 18 personal services. Special controls limit additional ground-story entertainment uses and 19 prohibit new walk-up *facilities automated bank teller machines (ATMs)*. Financial services, limited 20 financial services, and ground-story business and professional office uses are prohibited from 21 locating in the portion of the district south of Greenwich Street, while new financial services 22 locating in the portion of the district north of Greenwich Street are limited. Restrictions on 23 automobile and drive-up uses are intended to promote continuous retail frontage and maintain residential livability. 24

2	buildings is encouraged above the second story. Existing residential units are protected by						
3	prohibitions of upper-story conversions, <i>mergers</i> , and <i>limitations on</i> -demolitions. <u>Per Section</u>						
4	207(c)(4) of this Code, Accessory dDwelling uUnits are permitted within the existing building						
5	envelope, but may not eliminate or reduce ground-story retail or commercial space district pursuant to						
6	Subsection 207(c)(4) of this Code.						
7	Table 722. NORTH BEA	ACH NEIGHB	ORHOOD COMMERCIAL DISTRICT				
8		ZONING CON	TROL TABLE				
9			North Beach NCD				
	Zoning Category	<u>§</u>	<u>Controls</u>				
10	<b>BUILDING STANDARDS</b>	<u>References</u>					
11	Massing and Setbacks						
12	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	<u>40-X. See Height and Bulk Map Sheet HT01 for more</u> information. Height sculpting required on Alleys per				
13		<u>260, 261.1,</u>	<u>s261.1.</u>				
15		<u>270, 271. See</u> also Height					
14		and Bulk					
15	5 Foot Height Bonus for Active Ground	<u>District Maps</u> § 263.20	<u>NP</u>				
40	<u>Floor Uses</u>	<u>x 205.20</u>					
16	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 124(-) (-) 126	Required at the Second Story and at each succeeding				
17		<u>134(a)-(e), 136</u>	<i>level or Story of the building, and at the First Story if</i> <i>it contains a Dwelling Unit: 25% of lot depth, but in</i>				
18			no case less than 15 feet				
19	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.				
20	Street Frontage and Public Realm						
21	Restrictions on Lot Mergers	<u>§121.7</u>	Restrictions on lot mergers resulting in a lot with a				
			single public street or private frontage greater than 25 feet. For lots that do not have a street frontage, the				
22			<u>merger would not result in a lot width greater than 25</u> <u>feet.</u>				
23	Streetscape and Pedestrian Improvements	<u>§138.1</u>	Required				
24		I					

In keeping with the district's existing mixed-use character, housing development in new

25

1	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
3			railings, and grillwork. Exceptions permitted for historic buildings.
4			
5	Ground Floor Commercial	<u>§§ 145.4, 780.3</u>	<u>Required within the entire District. Consolidation of</u> <u>ground floor Retail or Commercial spaces is</u> <u>prohibited.</u>
6	Vehicular Access Restrictions	<u>§ 155(r) and (t)</u>	<u>Prohibited on Columbus Avenue between Washington</u> and North Point Streets, Grant Avenue between
7			Columbus Avenue and Filbert Street, and Green Street between Grant Avenue and Columbus/Stockton
8			<u>Streets. Mandatory discretionary review required to</u> install garages in buildings with four or more units.
9	<u>Miscellaneous</u>		
10	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
	Planned Unit Development	<u>§ 304</u>	<u>C</u>
11	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
12	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1. Vintage Signs</u> permitted per Section 608.14.
13		<u>607, 607.1,</u> <u>608, 609</u>	
14	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
15		<u>608,</u> 609, 610, <u>611</u>	
16	Design Guidelines	<u>General Plan</u> Commerce and	Subject to the General Plan's Urban Design Guidelines and historic resource consideration.
17		<u>Industry</u>	Properties in this District have been identified as
18		<u>Element</u>	potentially eligible for National Register or California Register.
40			
19	Zoning Category	<u>§</u>	<u>Controls</u>

19	Zoning Category	<u>§</u>	<u>Controls</u>
20		<u>References</u>	
20	RESIDENTIAL STANDARDS A	ND USES	
21	Development Standards		
22	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet per</u> <u>unit if common</u>
23	Off Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	No car parking required. P up to 0.5 parking spaces for each Dwelling Unit; C up to 0.75 parking spaces
24		<u>156, 166, 204.5</u>	for each Dwelling Unit. (1) Per 155(t), special controls when installing garages in Residential
25			Buildings. Bike parking required per §155.2

	Dwelling Unit Mix	§ 207.6	Not required			
1	Use Characteristics		<u> </u>			
2	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
2	Student Housing	<u>§ 102</u>	<u>P</u>			
3	<u>Residential Uses</u>			Controls By St		
4			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$	
5	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
6	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 400 sq</u> permitted in the whichever is gre	nearest Resident		
7	Senior Housing	<u>§§ 102,</u>			lling Units otherwise	
8		<u>202.2(f), 207</u>	permitted as a P meeting all the r		<u>he district and</u> 202.2(f)(1). C up to	
0			twice the number	r of Dwelling Un	its otherwise	
9			permitted as a P meeting all requ			
10			except for § 202.	2(f)(1)(D)(iv), r	elated to location.	
11	Group Housing	<u>§ 208</u>	<u>1 bedroom per 140 square foot lot area.</u>			
12	Accessory Dwelling Units	$\frac{\$\$102,}{207(c)(4)}$	<u>P within the exis</u> allowed in build		velope. 1 ADU ver Dwelling Units.	
12				0	ore Dwelling Units.	
13			<u>ADUS may not e</u> or commercial s		ce ground-story retail	
14	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	gulated by the Ad	dministrative Code	
15	Loss of Dwelling Units			Controls by St	<u>ory</u>	
15			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
16	Residential Conversion	$\frac{\$ 317}{780.3(c)(4)}$	<u>C</u>	<u>NP</u>	<u>NP</u>	
17	Residential Demolition and Merger	<u>\$§ 317,</u>	<u>C</u>	NP	NP	
18		<u>780.3(c)(4)</u>				
-	[	1 -	I			
19	Zoning Category	<u>§</u> References		<b>Controls</b>		
20	NON-RESIDENTIAL STANDA		S			
21	Development Standards					
22	Floor Area Ratio	<u>§§ 102, 123,</u>	<u>1.8 to 1</u>			
23		<u>124</u>				
	<u>Use Size</u>	<u>§§102, 121.2,</u> 780.3(c)(3)	<u>P up to 1,999 square fee</u>		<u>0 square feet to</u> tre feet and above.	
24		/	Specialty Grocer	ry use shall not e.	xceed a Use Size of	
25			<u>1,000 square fee</u> <u>District.</u>	t within the North	h Beach Special Use	

	Off Street Parking Requirements	<u>§§ 150, 151,</u>	Car parking not	required. Limits	set forth in § 151.1.		
1		<u>155(r) and (t),</u>	Bike parking red	uired per Section	n 155.2. If car		
2		<u>161</u>	when a project h	as 50 units or m	<u>aces are required</u> ore per <u>§</u> 166. See		
3	Off-Street Freight Loading	<u>§§ 150, 152,</u>		<u>er Vehicular Acco</u> f gross floor area	ess. t is less than 10,000		
4		<u>153 - 155, 161,</u> 204.5	square feet. Exceptions permitted per <u>§161. See</u> restrictions under Vehicular Access.				
	Storefront Mergers	§ 780.3(c)(3)			alty Grocery use		
5			shall not exceed		000 square feet within		
6	Commercial Use Characteristics		<u>interitorini Beden</u>	Special Osc Dis			
7	Drive-up Facility	<u>§102</u>	NP				
,	<u>Formula Retail</u>	<u>§§102, 303.1</u>	NP				
8	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; NP 2 a.m 6 a			
9	Maritime Use	<u>§102</u>	<u>NP</u>				
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section §70.	<u>3(b)</u>			
10	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; C if located elsewhere</u>				
11	Walk-up Facility	<u>§102</u>	<u>NP (2)</u>				
10		ł	Controls by Story				
12	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
13	Agriculture Uses*	<u>§§102,</u> 202.2(c)	<u>NP</u>	NP	<u>NP</u>		
14	Agriculture, Neighborhood Agriculture	$\frac{\$\$102,}{202.2(c)}$	<u>P</u>	<u>P</u>	<u>P</u>		
15	Automotive Use Category						
16	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	NP		
17	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
18	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
19	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>NP</u>	<u>NP</u>		
20	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
	Entertainment, Arts and Recreation	n Use Category					
21	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
22	Entertainment, General	<u>§102</u>	<u>C</u>	NP	<u>NP</u>		
23	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
24	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
24	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
25	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		

	Industrial Use Category				
1	Industrial Uses	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2		<u>202.2(d)</u>			
	Institutional Use Category	<i>§102</i>	D	C	C
3	Institutional Uses* Child Care Facility	<u>§102</u> §102	<u>P</u> <u>P</u>	<u>C</u> <u>P(3)</u>	<u>C</u> P(3)
4	<u>Hospital</u>	<u>§102</u> §102	<u>r</u> <u>NP</u>	<u>NP</u>	<u>P(3)</u> <u>NP</u>
	<u>Hospital</u> Medical Cannabis Dispensary	<u>§102</u> §§102,	<u>DR</u>	<u>NP</u>	<u>NP</u>
5	<u>Meaicaí Cannaois Dispensary</u>	$\frac{88102}{202.2(e)}$		<u>1<b>V1</b></u>	<u>1<b>V1</b></u>
6	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
•	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>
8	Sales and Service Use Category				
9	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a), 202.3	<u>P(10)</u>	<u>P(10)</u>	<u>NP</u>
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Bar</u>	<u>§§102,</u> 202.2(a), 780.3	<u>C (5) (6)</u>	<u>NP</u>	<u>NP</u>
12	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Massage Establishment</u>	<u>§§102, 303(n)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	<u>§§102,</u> 202.2(a), 780.3	<u>C(5)(6)</u>	<u>NP</u>	<u>NP</u>
18	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a), 780.3	<u>C(5)</u>	<u>NP</u>	<u>NP</u>
10	<u>Services, Financial</u>	<u>§102, 781.6</u>	<u>C(7)</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Fringe Financial</u>	<u>§102, 781.6</u>	<u>NP(8)</u>	<u>NP(8)</u>	<u>NP(8)</u>
20	Services, Limited Financial	<u>§102</u>	<u>C(2)(7)</u>	<u>NP</u>	<u>NP</u>
0.4	Services, Retail Professional	<u>§102</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
21	Specialty Food Manufacturing	<u>§780.3(c)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Trade Shop</u>	<u>§102, 790.124</u>	<u>P</u>	<u>C</u>	<u>NP</u>
24	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§102, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
25	<u>Trade Office</u>	<u>§102, 781.6</u>	<u><i>C</i>(7)</u>	<u>P</u>	<u>NP</u>

	Utility and Infrastructure Use	Category							
1	Utility and Infrastructure*	<u>§102</u>	<u>C(9)</u>	<u>C(9)</u>	<u>C(9)</u>				
2	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
0	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
3	* Not listed below								
4		(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))							
5	Boundaries: North Beach NCD Controls:			., .					
6	(a) Installing a garage in an exist Discretionary Review by the Plannin units. In approving installation of the	g Commission; Se	ction 311 notice is	s required for a bi	•				
7	(i) the proposed garage openin, residential unit," as those terms are a	g/addition of off-st	treet parking will		noval" or "conversion of				
8	(ii) the proposed garage opening a dwelling unit without increasing the	ng/addition of off-	street parking will		decrease the livability of				
9	(iii) the building has not had tw	vo or more "no-fa	ult" evictions, as a	<u>lefined in 37.9(a)(</u>	• • • •				
10	Francisco Administrative Code, with (iv) the garage would not from	on a public right-	of-way narrower	than 41 feet, and					
11	(v) the proposed garage/additi Section 101.1 of this Code.		-						
12	(b) Prior to the Planning Commis this Code, the Planning Department	shall require a sig	ned affidavit by th	e project sponsor	attesting to (1), (2), and				
13	(3) above, which the Department sha that the project complies with (4) and		erijy. The Departh	nent shatt atso na	ve made a determination				
14	<u>(2) NORTH BEACH WALK UP FAC</u> <u>teller machines (ATMs).</u>	ILITIES: Walk-up	facilities are NP	in the District, inc	cluding automated bank				
15	(3) C required for 13 or more childre	<u>en.</u>							
16	(4) C required for seven or more per-	sons.							
17	(5) NORTH BEACH SPECIAL USE I								
18	permitted as a Conditional Use on th that the Restaurant, Limited Restaura same use as that being proposed; pro	unt, or Bar would	occupy a space the	at is currently or	was last occupied by the				
19	<u>Sections 186.1(d) or 178(d) of this Co</u> occupy a space that is currently or w	ode; and provided	further that the fo	ollowing shall app	oly: (A) a Bar could				
20	is currently or was last legally occup space that is currently or was last legally occup	ied by a Restaura	nt or Bar, and (C)	a Limited Restau	rant could occupy a				
21	(6) NORTH BEACH LIOUOR LICEN	• • •							
22	<u>ABC license types 47, 49 or 75 as a C</u> Section 303, the Planning Commission	Conditional Use or	the ground level	if, in addition to t	the criteria set forth in				
23	defined in Section 790.142. Should a the Conditional Use authorization sh	Restaurant fail to	operate as a Bond	a Fide Eating Pla	ce for any length of time,				
24	<u>continuing to operate as a Bona Fide</u> minimum of 51% of its gross receipts	e Eating Place, rec	ords of the Restau	irant's gross rece	pipts, showing that a				
25	premises, shall be provided to the De Department under penalty of perjury	partment upon red							

1	(7) NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR					
2	<u>PROFESSIONAL SERVICE SUBDISTRICT</u> Boundaries: Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on					
3	<u>Sectional Map SU01.</u> Controls: Financial Services and Limited Financial Services are NP at all stories; Retail Professional Services,					
3	Design Professional, and Trade Office are NP at the First story.					
4	(8) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) SECTION 249.35					
5			but is not limited to, the North Beach Neighborhood			
6	Controls: Within the FFSRUD and its 1/		e financial services are NP pursuant to Section 249.35. Il services are P subject to the restrictions set forth in			
7	subsection 249.35(c)(3).	<u>jer, jringe jinancia</u>	<u>i services are r subject to the restrictions set form in</u>			
8	(9) C if a Macro WTS Facility; P if a Mic	ro WTS Facility.				
9	· · ·		0.3(c)(3) of this Code, Specialty Grocery use shall not and maintain the district's small-scale, fine grain			
10	storefronts.	order to preserve t	<u>ma mamam me district s sman-scale, jine grain</u>			
11	SEC. 723. POLK STREET NEIG	HBORHOOD	COMMERCIAL DISTRICT.			
	* * * *					
10						
12	Table 723 POLK STRE	ET NEIGHRO	RHOOD COMMERCIAL DISTRICT			
12			DRHOOD COMMERCIAL DISTRICT			
		EET NEIGHBO ZONING CON	TROL TABLE			
13 14		ZONING CON	TROL TABLE Polk Street NCD			
13		<u>ZONING CON</u>	TROL TABLE			
13 14		ZONING CON	TROL TABLE Polk Street NCD			
13 14 15 16	Zoning Category	<u>ZONING CON</u>	TROL TABLE Polk Street NCD			
13 14 15 16 17	Zoning Category BUILDING STANDARDS	<u>ZONING CON</u>	TROL TABLE Polk Street NCD			
13 14 15 16 17 18	Zoning Category BUILDING STANDARDS Massing and Setbacks	ZONING CON <u>§</u> <u>References</u> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u>	<u>TROL TABLE</u> <u>Polk Street NCD</u> <u>Controls</u> <u>65-A, 80-A, and 130-E. See Height and Bulk Map</u>			
13 14 15 16 17	Zoning Category BUILDING STANDARDS Massing and Setbacks	<u><b>ZONING CON</b></u> <u>§</u> <u><b>References</b> <u>§§ 102, 105,</u> <u>106, 250–252,</u></u>	<u>TROL TABLE</u> <u>Polk Street NCD</u> <u>Controls</u> <u>65-A, 80-A, and 130-E. See Height and Bulk Map</u> <u>Sheet HT02 for more information. Height sculpting</u>			
13 14 15 16 17 18	Zoning Category BUILDING STANDARDS Massing and Setbacks	<b>ZONING CON</b> <b>§</b> <b>References</b> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u>	<u>TROL TABLE</u> <u>Polk Street NCD</u> <u>Controls</u> <u>65-A, 80-A, and 130-E. See Height and Bulk Map</u> <u>Sheet HT02 for more information. Height sculpting</u>			
13 14 15 16 17 18 19	Zoning Category BUILDING STANDARDS Massing and Setbacks	<b>ZONING CON</b> <b>§</b> <b>References</b> §§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height	<u>TROL TABLE</u> <u>Polk Street NCD</u> <u>Controls</u> <u>65-A, 80-A, and 130-E. See Height and Bulk Map</u> <u>Sheet HT02 for more information. Height sculpting</u>			
13 14 15 16 17 18 19 20	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground	<b>ZONING CON</b> <b>§</b> <b>References</b> <u>\$</u> <u>106, 250-252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>§ 130 § 134,</u>	Polk Street NCD         Controls         65-A, 80-A, and 130-E. See Height and Bulk Map         Sheet HT02 for more information. Height sculpting         required on Alleys per §261.1.         NP         Required at the lowest Story containing a Dwelling			
13 14 15 16 17 18 19 20 21	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<b>ZONING CON</b> <b>§</b> <b><u>References</u> <u>8</u>§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk <u>District Maps</u> <u>§ 263.20</u></b>	Polk Street NCD         Controls         65-A, 80-A, and 130-E. See Height and Bulk Map         Sheet HT02 for more information. Height sculpting         required on Alleys per §261.1.         NP         Required at the lowest Story containing a Dwelling         Unit, and at each succeeding level or Story of the         Building; 25% of lot depth, but in no case less than			
13 14 15 16 17 18 19 20 21 22	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits. 5 Foot Height Bonus for Active Ground Floor Uses	<b>ZONING CON</b> <b>§</b> <b>References</b> <u>\$</u> <u>106, 250-252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>§ 130 § 134,</u>	Polk Street NCD         Controls         65-A, 80-A, and 130-E. See Height and Bulk Map         Sheet HT02 for more information. Height sculpting         required on Alleys per \$261.1.         NP         Required at the lowest Story containing a Dwelling         Unit, and at each succeeding level or Story of the			

	Streetscape and Pedestrian	<u>§138.1</u>	Required
1	<u>Improvements</u>		-
2	Street Frontage and Public Realm		
3	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u>
4			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and enter millings, and orillwork. Executions armitted
5			gates, railings, and grillwork. Exceptions permitted for historic buildings.
6			
7	<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	Not Required
8	Vehicular Access Restrictions	<u>§ 155(r)</u>	CU required for the entirety of California Street.
9	Lot Size (Per Development)	<u>§§102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet and above</i></u>
10	<u>Miscellaneous</u>		
10	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
11	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
12	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
13		<u>608, 609</u>	
14	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
15		<u>608, 609, 610,</u> <u>611</u>	
16	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
17		<u>Industry</u> <u>Element</u>	
18			
19	Zoning Category	<u>§</u> References	<u>Controls</u>
20	RESIDENTIAL STANDARDS A	ND USES	
21	Development Standards	88125 126	
22	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet</u> <u>per unit if common</u>
23	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
24		<u>159 - 161, 166,</u> <u>204.5</u>	per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required
25	Dwelling Unit Mix	<u>§ 207.6</u>	when a project has 50 units or more per §166. Not required
		I	

<u>Use Characteristics</u>	0.100				
Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
Student Housing	<u>§ 102</u>	<u>P</u>			
<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By Stor</u> <u>2<sup>nd</sup></u>	<u>v</u> <u>3<sup>rd</sup>+</u>	
Residential Uses	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 400 square foot lot area; or the density</u> permitted in the nearest Residential District, whichever is greater.			
Senior Housing	<u>§§ 102,</u>	P up to twice th	e number of Dwelli	ing Units other	
	<u>202.2(f), 207</u>	*	Principal Use in the requirements of § 2		
			requirements of § 2 er of Dwelling Unit		
			Principal Use in the urements of Section		
			2.2(f)(1)( D)(iv), rel		
Residential Density, Group Housing	<u>§ 208</u>		140 square foot lot		
<del></del>		permitted in the	nearest Residentia		
		whichever is greater.			
Accessory Dwelling Units	$\frac{\$\$102}{207(2)(4)}$		sting building enve		
	<u>207(c)(4)</u>		<u>lings with 4 or fewe</u> lings with 5 or mor		
		ADUs may not e	eliminate or reduce		
		<u>retail or comme</u>	*		
Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	egulated by the Adr		
<u>Loss of Dwelling Units</u>			Controls by Stor	<u>v</u>	
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Zoning Category	8		<b>Controls</b>		
	<u>References</u>				
NON-RESIDENTIAL STANDA	RDS AND USE	<u>as</u>			
Development Standards					
Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			
<u>Use Size</u>	<u>§§102, 121.2</u>		uare feet; C 2,500	square feet an	
		above			

- 24
- 25

	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>No car parl</u>	king require	d if Occupied	d Floor Area is	
1		<u>151, 153 - 156,</u>	less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking				
2		<u>159 - 161, 166,</u> 204.5					
2		204.5	waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more				
3		0.0.150.150	parking spaces per §166.				
4	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> 153 - 155, 161,	<u>None required if gross floor area is less than 10,000</u> square feet. Exceptions permitted per §161.				
7		<u>204.5</u>	<u>square jeer.</u>	Елесриона	perminea pe	<u>, ,101.</u>	
5	Commercial Use Characteristics		I				
6	Drive-up Facility	<u>§102</u>	<u>NP</u>				
7	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>				
1	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2</u>	a.m.; C 2 a	1.m 6 a.m <u>.</u>		
8	Maritime Use	<u>§102</u>	<u>NP</u>				
9	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section	703(b)			
0	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located</u>	in front; C	if located els	ewhere	
10	Walk-up Facility	<u>§102</u>	<u>P</u>				
11				<u>Contra</u>	ols by Stor	<u>y</u>	
	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>		<u>3rd+</u>	
12	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>		
13	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>		
14	Greenhouse	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>		
15	Automotive Use Category						
16	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>		
47	Automotive Repair	<u>§102</u>	<u>C</u>	NP	NP		
17	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
18	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
19	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>		
20	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>		
21	Entertainment, Arts and Recreation	n Use Category	I				
22	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	NP		<u>NP</u>	
23	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>		<u>NP</u>	
24	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>		<u>NP</u>	
24	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>		<u>NP</u>	
25	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>		<u>C</u>	

	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
1	Industrial Use Category								
2	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>				
3	Institutional Use Category								
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>				
4	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>				
5	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
6	Medical Cannabis Dispensary	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>				
	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
7	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
8	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>				
9	Sales and Service Use Category								
9 10	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>				
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
11	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>				
12	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>				
13	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>				
10	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>				
14	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>				
15	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>				
15	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>				
16	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
17	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>				
18	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>				
19	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>				
20	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>				
20	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>				
21	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>				
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
22	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>				
23	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>				
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>				
24	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>				
25	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>				

4	Utility and Infrastructure Use	<u>Category</u>						
1	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>			
2	Power Plant	<u>§102</u>	<u>NP</u> NP	<u>NP</u> NP	<u>NP</u>			
3	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>		<u>NP</u>			
4	(1) C required for 13 or more children							
	(2) C required for seven or more persons.							
5	(3) POLK STREET LIQUOR LICENSES FOR RESTAURANTS: A Restaurant use may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section							
6	303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place. Should a							
7	<u>Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use</u> authorization shall be subject to immediate revocation.							
8	(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): Boundaries: The FFSRUD							
9	and its <sup>1</sup> /4 mile buffer includes, but is not limited to, properties within the North of Market Residential Special Use District; and includes some properties within the Polk Street Neighborhood Commercial							
10	District.							
-	<u>Controls: Within the FFSRUD and its <sup>1</sup>/4 mile buffer, Fringe Financial Services are NP pursuant to Section</u> 249.35. Outside the FFSRUD and its <sup>1</sup> /4 mile buffer, Fringe Financial Services are P subject to the							
11	restrictions set forth in Subsection 249.35(c)(3).							
12	(5) TOBACCO PARAPHERNALIA ESTABLISHMENTS PROHIBITION– Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District and within one-							
13	quarter mile of the boundaries of that Neighborhood Commercial District. The special definition of							
14	<u>"Tobacco Paraphernalia Establishments" applicable to the Polk Street Neighborhood Commercial District</u> shall be repealed six years after its initial effective date, unless the Board of Supervisors, on or before that							
15	date, extends or re-enacts it. In the Polk Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.							
16	(6) C if a Macro WTS Facility; P if a Micro WTS Facility.							
17	SEC. 724. SACRAMENTO S	TREET NEIG	HBORHOOD	COMMERCIA	L DISTRICT.			
18	* * * *							
19	The Sacramento Street District controls are designed to promote adequate growth							
20	opportunities for development that is compatible with the surrounding low-density residential							
21	neighborhood. The building standards monitor large-scale development and protect rear yards							
22	at the grade level and above. Most new commercial development is permitted at the first							
23	story; general retail uses are permitted at the second story only if such use would not involve							
24	conversion of any existing housing units. Special controls are designed to protect existing							
25	neighborhood-serving ground-story retail uses. New <u>Health</u> Medical Service uses, whether							

Principal or Accessory, require a Conditional Use authorization on the ground story and are permitted above the ground story. Personal and business services are restricted at the ground story and prohibited on upper stories. Limits on new ground-story eating and drinking uses, as well as new entertainment and financial service uses, are intended to minimize the environmental impacts generated by the growth of such uses. The daytime orientation of the district is encouraged by prohibiting bars and restricting late-night commercial activity. New hotels and parking facilities are limited in scale and operation to minimize disruption to the neighborhood. Most new automobile and drive-up uses are prohibited to promote continuous retail frontage.

# 

<u>Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT</u> ZONING CONTROL TABLE

		Sacramento Street NCD
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
<b>BUILDING STANDARDS</b>		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> and Bulk	40-X. See Height and Bulk Map Sheets HT02 and HT03 for more information. Height sculpting required on Alleys per §261.1.
	District Maps	
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level</u> or Story: 25% of lot depth, but in no case less than
		<u>15 feet</u>
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public Realm		
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>

\* \*

Street Frontage Requirements	<u>§ 145.1</u>	<u>Required: controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active use</u> ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
		gates, railings, and grillwork. Exceptions permitted for historic buildings.
Stuart Engurance Channel Elson	<u> </u>	Not Dequired
<u>Street Frontage, Ground Floor</u> <u>Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
Vehicular Access Restrictions	<u>§ 155(r)</u>	None
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> <u>above</u>
Planned Unit Development	<u>§ 304</u>	
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Signs	<u>§§ 262, 602-</u> 604,	As permitted by Section § 607.1
	<u>607, 607.1,</u>	
	<u>608, 609</u>	
General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
	<u>604,</u> <u>608, 609, 610,</u> 611	
Design Guidelines	General Plan	Subject to the Urban Design Guidelines
Design Guideunes	<u>Commerce and</u> Industry	Subject to the Orban Design Guidetines
	IIIUUSII y	

16	Zoning Category	Ş	Controls
17		<u></u> <u>References</u>	
18	<u>RESIDENTIAL STANDARDS AN</u> Development Standards	ND USES	
19	Usable Open Space [Per Dwelling Unit]	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet per unit if common.</u>
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	A minimum of one car parking space for every
21		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u> 204 5	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per
22		<u>204.5</u>	<u>§155.2. If car parking is provided, car share spaces</u> <u>are required when a project has 50 units or more per</u> §166.
23	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>
24	Use Characteristics	-	
<b>2</b> 7	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
25	Student Housing	<u>§ 102</u>	<u>P</u>

1	<u>Residential Uses</u>			Controls By Sto	<u>pry</u>
1			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
2	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 sq</u> permitted in the		
4			whichever is great		<u>ai Districi,</u>
5	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the</u> permitted as a P		ling units otherwise he district and
6				equirements of §	202.2(f)(1). C up to
7			permitted as a P meeting all requ	rincipal Use in th	ne district and
-					elated to location.
8	Group Housing	<u>§ 208</u>	<u>1 bedroom per 2</u>	75 square foot lo	t area.
9	Accessory Dwelling Units	$\frac{\$\$102,}{207(c)(4)}$	<u>P within the exis</u>	° °	<u>elope. 1 ADU</u> ver Dwelling Units.
10		207(0)(1)	No limit in build	ings with 5 or mo	ore Dwelling Units.
11			<u>ADUs may not en</u> retail or commen	<u>rcial space.</u>	• •
	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	Density limits re	gulated by the Ad	<u>lministrative Code</u>
12	Loss of Dwelling Units		<b>.</b>	Controls by Sto	
13		- 1	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
-		8			
16	Zoning Category	<b>References</b>		<u>Controls</u>	
17	NON-RESIDENTIAL STANDA	RDS AND USE:	<u>S</u>		
18	<u>Development Standards</u>				
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>		
20	<u>Use Size</u>	<u>\$§102, 121.2</u>		uare feet; C 2,50	0 square feet and
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			ied Floor Area is
22		<u>151, 153 - 156,</u> 159 - 161, 166,	less than 5,000 s		<u>hart in §151 for</u> §161 for car parking
		<u>204.5</u>	waiver. Bike par	king required per	r Section 155.2. Car
23			<u>share spaces req</u> parking spaces p	*	oject has 25 or more
24	Off-Street Freight Loading	<u>§§ 150, 152,</u> 153 - 155, 161,		gross floor area	is less than 10,000
25		<u>133 - 135, 101,</u> <u>204.5</u>	<u>squure jeet. EXCe</u>	puons permuteu	<u>per \$101.</u>

	Commercial Use Characteristics				
1	Drive-up Facility	<u>§102</u>	<u>NP</u>		
2	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
	Hours of Operation	<u>§102</u>	<u>P 6 a.m 12 a.m.; C 12 a.m 6 a.m.</u>		
3	Maritime Use	<u>§102</u>	<u>NP</u>		
4	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703	( <u>b)</u>	
5	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P</u>		
5	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
6				<u>Controls by St</u>	1
7	Agricultural Use Category	-	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
8	Agriculture, Large Scale Urban	$\frac{\$\$102.}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
9	Greenhouse	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Automotive Use Category	<u>202.2(c)</u>			
11	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
14	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
15	Entertainment, Arts and Recreatio				
16	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Uses*</u>	e 10 <b>2</b>	C	ND	
17	Entertainment, General	<u>§102</u> \$102	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Movie Theater</u> Open Recreation Area	<u>§§102, 202.4</u> §102	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Passive Outdoor Recreation	<u>§102</u> §102	<u>C</u>	<u>C</u>	<u>C</u>
20	Industrial Use Category	<u>§102</u>			<u> </u>
21	<u>Industrial Uses</u>	<u>§§102.</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Institutional Use Category				
23	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
20	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
24	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Medical Cannabis Dispensary	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>

	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	Sales and Service Use Categor	<u>y</u>			
3	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>C</u>	<u>NP</u>
ł	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
5	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Bar	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Gym</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
)	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
,	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Motel</u>	<u>\$\$102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Restaurant</u>	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Restaurant, Limited	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
1	Services, Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
-	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
5	Services, Health	<u>§102</u>	<u>C(4)</u>	<u>P</u>	<u>P</u>
5	Services, Instructional	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
-	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	Services, Personal	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
}	Services, Retail Professional	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
)	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
)	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
•	Design Professional	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
	Utility and Infrastructure Use		C(5)	C(5)	<i>C</i> (5)
<b>,</b>	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
3	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
ļ	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

(1) C required for 13 or more children

1 (2) C required	for seven or more persons.
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(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)						
<b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Sacramento Street Neighborhood Commercial District.						
Controls: Within the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are NP pursuant to Section						
249.35. Outside the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are P subject to the restrictions set forth in subsection 249.35(c)(3).						
(A) A Health Service Use requires a Conditional Use authorization on the around story whether it is Principal or						
(4) A Health Service Use requires a Conditional Use authorization on the ground story whether it is Principal or <u>Accessory</u> .						
licro WTS Facility.						
REET NEIGHB	D COMMERCIAL DISTRICT. ORHOOD COMMERCIAL DISTRICT					
ZONING CON	TROL TABLE Union Street NCD					
6						
	<u>Controls</u>					
References						
<u>§§ 102, 105,</u>	40-X. See Height and Bulk Map Sheet HT02 for more					
<u>106, 250—252,</u>	information. Height sculpting required on Alleys per					
<u>260, 261.1,</u> 270, 271, See	<u>\$261.1.</u>					
<u>270, 271. See</u>	<u>\$261.1.</u>					
	<u>\$261.1.</u>					
<u>270, 271. See</u> <u>also Height</u>	<u>\$261.1.</u>					
<u>270, 271. See</u> also Height and Bulk	<u>\$261.1.</u> <u>NP</u>					
270, 271. See           also Height           and Bulk           District Maps           4           § 263.20           §§ 130, 134.	<u>NP</u> <u>Required at the Second Story and at each succeeding</u>					
270, 271. See also Height and Bulk District Maps d § 263.20	<u>NP</u> <u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u>					
270, 271. See           also Height           and Bulk           District Maps           4           § 263.20           §§ 130, 134.	<u>NP</u> <u>Required at the Second Story and at each succeeding</u>					
270, 271. See           also Height           and Bulk           District Maps           4           § 263.20           §§ 130, 134.	<u>NP</u> <u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u>					
270, 271. See           also Height           and Bulk           District Maps           4           § 263.20           §§ 130, 134.	<u>NP</u> <u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u>					
270, 271. See <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>4</u> <u>§ 263.20</u> <u>§§ 130, 134,</u> <u>134(a)(e), 136</u> <u>§§130, 131,</u>	<u>NP</u> <u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u> <u>no case less than 15 feet</u>					
	1/4 mile buffer includes,         1/4 mile buffer, Fringe         /4 mile buffer, Fringe         onditional Use author         Micro WTS Facility.         EIGHBORHOOD         TREET NEIGHBOR         ZONING CON         §         References         §§ 102, 105,					

	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
1	Street Frontage Requirements	<u>§ 145.1</u>	setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
2			railings, and grillwork. Exceptions permitted for
3			<u>historic buildings.</u>
4			
_	Ground Floor Commercial	<u>§ 145.4</u>	<u>Not Required</u>
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
6	<u>Miscellaneous</u> Lot Size (Per Development)	<u>§§102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and
7	Loi Size (Fer Development)	<u>§§102, 121.1</u>	<u>above</u>
1	Planned Unit Development	<u>§ 304</u>	<u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
0		<u>607, 607.1,</u>	
10		<u>608, 609</u>	
11	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
10		<u> </u>	
12		<u>611</u>	
13	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
14		<u>Industry</u>	
14		<u>Element</u>	
15			
16	Zoning Category	<u>§</u>	<u>Controls</u>
17		<u>References</u>	
17	RESIDENTIAL STANDARDS A	<u>ND USES</u>	
18	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u>	§§135, 136	80 square feet per unit if private, or 100 square feet
19	<u>Unit]</u>	<u>99133, 130</u>	per unit if common
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
		<u>151, 153 - 156,</u> 159 - 161, 166,	per §161. Bike parking required per §155.2. If car
21		<u>204.5</u>	parking is provided, car share spaces are required
22	Dwelling Unit Mix	<u>§ 207.6</u>	<u>when a project has 50 units or more per §166.</u> <u>Not required</u>
23	Use Characteristics		
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
24	Student Housing	<u>§ 102</u>	<u>P</u>
25	<u>Residential Uses</u>		<u>Controls By Story</u>

			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$3^{rd}+$	
1	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
2	Dwelling Units	<u>§§ 102, 207</u>	<u>1</u> unit per 600 square foot lot area or the density			
3			permitted in the r whichever is grea		<u>ıl District,</u>	
4	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the</u> permitted as a Pr		ing Units otherwise e district and	
5			meeting all the re twice the number		202.2(f)(1). C up to ts otherwise	
6			permitted as a Pr meeting all requi	rincipal Use in the	e district and	
7			except for § 202.			
8	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the densitied in the nearest Residential District,</u> whichever is greater.			
9	Accessory Dwelling Units	<u>§§102,</u>	P within the exist		plone 1 ADU	
10	<u>Accessory Dweang Onus</u>	$\frac{207(c)(4)}{207(c)(4)}$	allowed in buildi	ngs with 4 or few	er Dwelling Units.	
11			<u>No limit in buildings with 5 or more Dwelling Units.</u> <u>ADUs may not eliminate or reduce ground-story retail</u>			
12	Homeless Shelters	<u>§§ 102, 208</u>	or commercial space. Density limits regulated by the Administrative Code			
·						
13	Loss of Dwelling Units			Controls by Sto	<u>ry</u>	
13			<u>1st</u>	Controls by Stor	<u>ry</u> <u>3rd+</u>	
13 14	Loss of Dwelling Units Residential Conversion	<u>§ 317</u>	<u>Ist</u> <u>C</u>		<u>3rd+</u> <u>C</u>	
13		<u>§ 317</u> <u>§ 317</u>		<u>2nd</u>	<u>3rd+</u>	
13 14	<u>Residential Conversion</u>	<u>§ 317</u>	<u> </u>	<u>2nd</u> <u>C</u>	<u>3rd+</u> <u>C</u>	
13 14 15	<u>Residential Conversion</u>	-	<u> </u>	<u>2nd</u> <u>C</u>	<u>3rd+</u> <u>C</u>	
13 14 15 16	Residential Conversion Residential Demolition and Merger Zoning Category NON-RESIDENTIAL STANDA	<u>§ 317</u> <u>§</u> <u><b>References</b></u>	<u>C</u>	<u>2nd</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>C</u>	
13 14 15 16 17	Residential Conversion Residential Demolition and Merger	<u>§ 317</u> <u>§</u> <u><b>References</b></u>	<u>C</u>	<u>2nd</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>C</u>	
13 14 15 16 17 18	Residential Conversion Residential Demolition and Merger Zoning Category NON-RESIDENTIAL STANDA	<u>§ 317</u> <u>§</u> <u><b>References</b></u>	<u>C</u>	<u>2nd</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>C</u>	
13 14 15 16 17 18 19	Residential Conversion         Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDA         Development Standards	\$ 317 \$ 317 <b>§</b> <b>References</b> <b>RDS AND USE</b> , \$ 102, 123,	<u><u><u></u></u><u><u></u><u><u></u><u></u><u><u></u><u></u><u><u></u><u></u><u></u><u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u></u></u></u>	2nd           C           C           C           C           Controls	<u>3rd+</u> <u>C</u> <u>C</u>	
13 14 15 16 17 18 19 20	Residential Conversion         Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio	<u>§ 317</u> <u>§ References</u> RDS AND USE, <u>\$\$ 102, 123,</u> <u>124</u> <u>\$\$102, 121.2</u> <u>\$\$ 145.1, 150,</u>	<u>C</u> <u>C</u> <u>S</u> <u>3.0 to 1</u> <u>P up to 2,499 squ</u> <u>above</u> <u>No car parking r</u>	<u>2nd</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>C</u> <u>C</u> <u>Square feet and</u> <u>ed Floor Area is</u>	
13 14 15 16 17 18 19 20 21	Residential Conversion         Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio         Use Size	\$ 317 \$ 317 <b>§</b> <b>References</b> <b>RDS AND USE</b> , <b>\$</b> <b>\$</b> <b>\$</b> <b>\$</b> <b>1</b> <b>2</b> <b>\$</b> <b>\$</b> <b>\$</b> <b>\$</b> <b>\$</b> <b>\$</b> <b>\$</b> <b>\$</b>	<u>C</u> <u>C</u> <u>S</u> <u>3.0 to 1</u> <u>P up to 2,499 squ</u> <u>above</u> <u>No car parking r</u> <u>less than 5,000 squar</u> <u>waiver. Bike part</u>	2nd <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	3rd+         C         C         Square feet and         ed Floor Area is art in §151 for uses	

1	Off-Street Freight Loading	<u> </u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.			
2						
3	<u>Commercial Use Characteristics</u> Drive-up Facility	<u>§102</u>	NP			
U	Formula Retail	<u>§102</u> §§102, 303.1	<u>C</u>			
4	Hours of Operation	§102		; C 2 a.m 6 a.m	n.	
5	Maritime Use	<u>§102</u>	NP	,		
6	Open Air Sales	<u>§§102, 703(b)</u>	See Section 703	( <u>b)</u>		
6	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	elsewhere	
7	Walk-up Facility	<u>§102</u>	<u>P</u>			
8				Controls by S	<u>tory</u>	
	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
9	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
10	Agriculture, Large Scale Urban	$\frac{\underline{202.2(c)}}{\underline{\$\$102,}}$ <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
11	<u>Greenhouse</u>	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12	Automotive Use Category					
13	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>	
14	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
15	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
16	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
17	Entertainment, Arts and Recreation	n Use Category				
18	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
19	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
20	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
20	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
21	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
22	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
22	Industrial Use Category	88102	ND	ND	ND	
23	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	Institutional Use Category					
25	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
25	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	

	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	Philanthropic Admin. Services	<u>\$102</u>	<u>NP</u>	NP	<u>NP</u>
3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
4	Sales and Service Use Category				
5	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2</u> (a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>
6	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
-	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	Bar	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Gym	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
9	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Motel</u>	<u>§§102.</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
15	Restaurant, Limited	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>C</u>	<u>NP</u>	<u>NP</u>
4.0	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
17	Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
4.0	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
18	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
20	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
24	Utility and Infrastructure Use Cat	egory			
25	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>

<u>Power Plant</u>		<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
Public Utilities	s Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
* Not listed bei	* Not listed below							
(1) C required for 13 or more children								
	<u>for seven or more per</u> DEET DESTALIDANT		following contr	als apply to pay	uses as well to significant			
alterations, mo	odifications, and inten	sifications of existin	g uses pursuant t	o § 178(c) of the	Planning Code.			
	<u>Planning Commission</u> the use is located on				t <u>he criteria set forth in</u> Eds that an additional			
	uld not result in a net istrict The Planning				<u>Neighborhood</u> Jnion Street Restaurants			
	Use authorizations re	· ·		• •				
	odifications, and inten							
1	e Union Street NCD. the Union Street NCI				n the Union Street NCD			
					ting Code Section 303.			
		DECTDICTED LICE						
	INANCIAL SERVICE The FFSRUD and its				n Street Neighborhood			
Commercial D		in the ouger them	<i>ues, our is not till</i>	<i>incu 10, inc</i> 0 <i>m</i>	<u>n Sireer Neighbornoou</u>			
	hin the FFSRUD and							
	<u>'e the FFSRUD and it.</u> tion 249.35(c)(3).	s 1/4 mile buffer, Fr	inge Financial Se	ervices are P sub	iect to the restrictions set			
<u>jorin in subsec</u>	<u>110h 249.55(C)(5).</u>							
<u>(5) C if a Macr</u>	o WTS Facility; P if a	Micro WTS Facilit	<u>v.</u>					
SEC. 726. 🦶	ALENCIA STRE	ET PACIFIC A	<u>VENUE</u> NEIG	<b>SHBORHOO</b>	D COMMERCIAL			
<del>ransit</del> dis								
	STDICT							
		mercial Transit	District is loca	uted near the c	enter of San Francise			
The Va	lencia Street Com				<del>enter of San Francisc</del> <del>avez (Army) Street, a</del>			
<del>The Va</del> he Mission Di	elencia Street Com	<del>; Valencia Street</del>	between 14th	<del>and Cesar Ch</del>	<del>avez (Army) Street, a</del>			
<del>The Va</del> the Mission Di includes a port	elencia Street Com istrict. It lies along tion of 16th Street	<del>; Valencia Street</del> extending west t	between 14th oward Dolore	<del>and Cesar Ch</del> s Street. The c	avez (Army) Street, a			
The Va the Mission Di includes a port a limited selec	elencia Street Com istrict. It lies along tion of 16th Street tion of convenienc	<del>3 Valencia Street</del> -extending west t re goods for the r	between 14th oward Dolore residents of sec	<del>and Cesar Ch s Street. The c</del> ctions of the M	avez (Army) Street, a ommercial area prov lission and Dolores			
The Va the Mission Di includes a por a limited selec Heights. Valer	elencia Street Com istrict. It lies along tion of 16th Street tion of convenienc acia Street also set	<del>; Valencia Street extending west t e goods for the r wes a wider trad</del>	between 14th oward Dolore esidents of sec e area with its	and Cesar Ch s Street. The c ctions of the M retail and wh	avez (Army) Street, a ommercial area prov			
The Va the Mission Di includes a por a limited selec Heights. Valer and appliance	elencia Street Com istrict. It lies along tion of 16th Street tion of convenienc ncia Street also set outlets. The comm	<del>y Valencia Street extending west t we goods for the r wes a wider trad</del>	between 14th oward Dolore esidents of sec e area with its so has several	and Cesar Ch s Street. The c ctions of the M retail and wh automobile r	avez (Army) Street, a ommercial area prov <sup>L</sup> ission and Dolores olesale home furnish elated businesses. Ea			
<i>The Va</i> the Mission Di includes a port a limited selec Heights. Valen and appliance and drinking e	elencia Street Com istrict. It lies along tion of 16th Street tion of convenienc acia Street also ser outlets. The comm establishments con	<del>s Valencia Street extending west t</del> <del>e goods for the r</del> <del>wes a wider trad</del> tercial district al tribute to the stre	between 14th oward Dolore esidents of sec e area with its so has several eet's mixed use	and Cesar Ch s Street. The c ctions of the M retail and wh automobile r character an	avez (Army) Street, a ommercial area prov lission and Dolores olesale home furnish elated businesses. Ea d activity in the even			
<i>The Va</i> the Mission Di includes a port a limited selec Heights. Valen and appliance and drinking e	elencia Street Com istrict. It lies along tion of 16th Street tion of convenience acia Street also ser outlets. The comm establishments con per of upper story	<del>s Valencia Street extending west t</del> <del>e goods for the r</del> <del>wes a wider trad</del> tercial district al tribute to the stre	between 14th oward Dolore esidents of sec e area with its so has several eet's mixed use	and Cesar Ch s Street. The c ctions of the M retail and wh automobile r character an	avez (Army) Street, a ommercial area prov <sup>L</sup> ission and Dolores olesale home furnish elated businesses. Ea			

1	The Valencia Street District has a pattern of large lots and businesses, as well as a sizable
2	number of upper-story residential units. Controls are designed to permit moderate-scale buildings and
3	uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving
4	commercial development is encouraged mainly at the ground story. While offices and general retail
5	sales uses may locate at the second story of new buildings under certain circumstances, most
6	commercial uses are prohibited above the second story. In order to protect the balance and variety of
7	retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment
8	uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up
9	facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any
10	new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses
11	<del>are required.</del>
12	Housing development in new buildings is encouraged above the ground story. Housing density
13	is not controlled by the size of the lot but by requirements to supply a high percentage of larger units
14	and by physical envelope controls. Existing residential units are protected by prohibitions on upper-
15	story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central
16	location and accessibility to the City's transit network, accessory parking for residential uses is not
17	required. Accessory Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4)
18	of this Code.
19	The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of
20	Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the
21	Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-
22	scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience
23	goods to the adjacent neighborhoods.
24	The Pacific Avenue Neighborhood Commercial District controls are designed to promote a
05	

25 <u>small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood</u>

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### 1 <u>residential character. These controls are intended to preserve livability in a largely low-rise</u>

2 <u>development residential neighborhood, enhance solar access on a narrow street right-of-way and</u>

- 3 protect residential rear yard patterns at the ground floor. Accessory Dwelling Units are permitted
- 4 *within the district pursuant to subsection 207(c)(4) of this Code.*
- 5

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

	ZONING CON	TROL TABLE
		Pacific Avenue NCD
Zoning Category	<u>§</u> References	<u>Controls</u>
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> District Maps	40-X. See Height and Bulk Map Sheets HT01and HT02 for more information. Height sculpting required on Alleys per §261.1.
5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding leve</u> or Story: 45% of lot depth, averaging not permitted.
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public Realm	,	
Streetscape and Pedestrian Improvements	<u>§138.1</u>	Required
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required: controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses</u> ground floor ceiling height, street-facing ground-leve spaces, transparency and fenestration, and gates, <u>railings, and grillwork. Exceptions permitted for</u> <u>historic buildings.</u>
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
<u>Vehicular Access Restrictions</u> Miscellaneous	<u>§ 155(r)</u>	None
Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	<u>§ 304</u>	

1	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
1	<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
2		<u>604.</u> <u>607, 607.1,</u>	
3		<u>608, 609</u>	
	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
4		<u>608, 609, 610,</u>	
5		<u>611</u>	
6	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> Industry	Subject to the Urban Design Guidelines
7		<u>Element</u>	

Zoning Category	<u>§</u> References		<u>Controls</u>	
<b>RESIDENTIAL STANDARDS</b>	AND USES			
<u>Development Standards</u>				
<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet</u> per unit if comm		or 133 square feet
Off-Street Parking Requirements	<u>§§ 151, 161</u>	A minimum of o	ne car parking spo	ice for every
				xceptions permitte
			arking required p	
			<u>ded, car share spa</u> as 50 units or mo	*
Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>	<u>uis 50 innis 01 mo</u>	<u>re per 3100.</u>
Use Characteristics				
Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
Student Housing	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>			<u>Controls By Sto</u>	<u>pry</u>
		<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 1,000</u>	square foot lot ar	ea, or the density
		-	nearest Residentie	al District,
с · и ·	ee 10 <b>2</b>	whichever is gre		· · · · · · · · · · · · · · · · · · ·
Senior Housing	<u>§§ 102,</u> 202.2(f), 207		e number of Dwell rincipal Use in th	<u>ing Units otherwi</u> e district and
	202.2(j), 207		*	<u>e aistrict ana</u> 202.2(f)(1). C up t
			r of Dwelling Uni	••••••
			rincipal Use in th	
			<u>irements of Sectio</u> .2(f)(1)( D)(iv), re	
		<u>encept for § 202</u>	.2(j)(1)(D)(W), Te	inica io iocailon.

1	Group Housing	<u>§ 208</u>		x	ot area, or the density
2			permitted in the whichever is gre	nearest Resident. ater.	ial District,
2	Accessory Dwelling Unit	$\frac{\$\$102,}{207(c)(4)}$		ting building env ings with 4 or fev	velope. 1 ADU ver Dwelling Units.
4			No limit in build	ings with 5 or ma	ore Dwelling Units. ce ground-story retail
	Homeless Shelters	<u>§§ 102, 208</u>	or commercial s	pace.	dministrative Code
5	Loss of Dwelling Units	<u>XX 102, 200</u>	<u>Density timus re</u>	<u>Controls by Ste</u>	
6			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Residential Demolition	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Residential Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
10					
11	Zoning Category	<u>§</u> References		<u>Controls</u>	
12	NON-RESIDENTIAL STANDAR		S		
13	Development Standards				
14	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>1.5 to 1</u>		
15	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 1,999 sq</u> above	uare feet; C 2,00	0 square feet and
16	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156	No car parking		pied Floor Area is
17		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	over 2,000 squa	re feet. See §161	
18		<u>204.5</u>	share spaces req	uired when a pro	<u>r Section 155.2. Car</u> oject has 25 or more
19	Off-Street Freight Loading	<u>§§ 150, 152,</u>	parking spaces p None required if		is less than 10,000
20		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exc</u>	eptions permitted	<u>l per §161.</u>
21	Commercial Use Characteristics				
22	Drive-up Facility	<u>§102</u>	<u>NP</u>		
	<u>Formula Retail</u> Hours of Operation	<u>§§102, 303.1</u> <u>§102</u>	<u>C</u> P 6 a.m 10 p.m	n.; C 10 p.m 2	a.m.; NP 2 a.m. to 6
23			<u>a.m.</u>		
24	Maritime Use	<u>§102</u>	<u>NP</u>		
25	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		

	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in</u>	front; C if locate	ed elsewhere
1	Walk-up Facility	<u>§102</u>	<u>P</u>		
2		·		Controls by	<u>Story</u>
3	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
3	Agriculture, Neighborhood	<u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	Agriculture, Large Scale Urban	$     \frac{202.2(c)}{\$\$102,} \\     \underline{202.2(c)} $	<u>C</u>	<u><u>C</u></u>	<u>C</u>
5	Greenhouse	$\frac{\underline{202.2(c)}}{\underline{\$\$102,}}$ $\underline{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Automotive Use Category	202.2(0)			
7 8	Automotive Uses*	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Parking Garage, Private	<u>§102</u>	<u>C</u>	NP	NP
10	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
40	Entertainment, Arts and Recreation				
13	Entertainment, Arts and Recreation <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Industrial Use Category				
	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Institutional Use Category				
18	Institutional Uses*	<u>§§102,</u> <u>202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Child Care Facility</u>	<u>§102</u>	<u>C(1)</u>	<u>NP</u>	<u>NP</u>
00	Public Facilities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Residential Care Facility</u>	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>
21	Sales and Service Use Category	T	1	_	
00	<u>Retail Sales and Service Uses*</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>C</u>	<u>NP</u>
22	Adult Business	<u>\$102</u>	NP	NP	NP
23	Animal Hospital	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
24	Bar	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Hotel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Liquor Store	<u>§102</u>	NP	NP	<u>NP</u>
2	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
7	Services, Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
,	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
8	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	Storage, Self	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.4	Trade Shop	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
4.0	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
13	Utility and Infrastructure Use Cat	egory			
14	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Wireless Telecommunications Services Facility	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
17	* Not listed below				
18	(1) NP for 13 or more children				
19	(2) NP for seven or more persons.				
20	(3) C required if use sells alcohol				
21	(4) FRINGE FINANCIAL SERVICE RES Boundaries: The FFSRUD and its 1/4 m				venue Neighborhood
21	<u>Commercial District.</u>	nie onjjer incindes.	, ou is not united	io, inc i ucijic A	venue ivergnoornood
22	Controls: Within the FFSRUD and its 1/		•	•	
23	<u>Outside the FFSRUD and its 1/4 mile buy</u> subsection 249.35(c)(3).	<u>tjer, fringe financia</u>	<u>al services are P si</u>	ubject to the resti	rictions set forth in
24	(5) C if a Macro WTS Facility; P if a Mic	ero WTS Facility.			
25					

# SEC. 727. <u>RESERVED.</u> 24TH STREET MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

3 The 24th Street Mission Neighborhood Commercial Transit District is situated in the Inner Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district 4 5 provides convenience goods to its immediate neighborhood as well as comparison shopping goods and 6 services to a wider trade area. The street has a great number of Latin American restaurants, grocery 7 stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open 8 during the day while the district's bars and restaurants are also active in the evening. Dwelling units 9 are frequently located above the ground-story commercial uses. 10 The 24th Street Mission Neighborhood Commercial Transit District controls are designed to provide potential for new development consistent with the existing scale and character. Small-scale 11 12 buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground 13 story and at residential levels are protected. Most commercial uses are encouraged at the ground story, 14 while service uses are permitted with some limitations at the second story. Special controls are 15 necessary to preserve the unique mix of convenience and specialty commercial uses. In order to 16 maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are 17 prohibited, and limitations apply to the development and operation of ground-story full-service 18 restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and

*encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active, pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set back or below ground.*

Housing development in new buildings is encouraged above the ground story. Housing density
 is not controlled by the size of the lot but by requirements to supply a high percentage of larger units
 and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story
 conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central

1	location and	accossibility t	to the City's	s transit natwork	aaaaaaamu	narking for	r rasidantial	uses is not
1	tocation and	accessionity i	<del>o me cuy s</del>	<del>ь панын ненчогк,</del>	, accessory	ранкінд јог	residentiai	uses is not

2 *required*.

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## 3 SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.

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# <u> Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT</u>

ZONING CONTROL TABLE
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		24th Street - Noe Valley NCD
Zoning Category	<u>§ References</u>	<u>Controls</u>
BUILDING STANDARDS		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106,</u> <u>250—252, 260,</u> <u>261.1, 270, 271.</u> <u>See also Height</u> <u>and Bulk District</u> <u>Maps</u>	<u>Varies, but generally 40-X. See Height and Bulk</u> <u>Map Sheet HT07 for more information. Height</u> <u>sculpting required on Alleys per §261.1.</u>
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§ 130 § 134,</u> <u>134(a)(e)</u>	<u>Required at Grade level and at each succeeding</u> <u>level or Story: 25% of lot depth, but in no case less</u> <u>than 15 feet</u>
Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	Not Required.
Street Frontage and Public Realm		
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active</u> <u>uses, ground floor ceiling height, street-facing</u> <u>ground-level spaces, transparency and fenestration,</u> <u>and gates, railings, and grillwork. Exceptions</u> <u>permitted for historic buildings.</u>
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
Vehicular Access Restrictions	<u>§ 155(r)</u>	None
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet, C 5,000 square feet and</u> <u>above</u>

4	Planned Unit Development	<u>§ 304</u>	<u>C</u>
1	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
2	Signs	<u>§§ 262, 602-604,</u> <u>607, 607.1, 608,</u>	As permitted by Section § 607.1
3		<u>609</u>	
4	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> 608, 609, 610,	<u>NP</u>
5		<u>611</u>	
6	Design Guidelines	<u>General Plan</u> <u>Commerce and</u> Industry Florent	Subject to the Urban Design Guidelines
7		<u>Industry Element</u>	
8			

9	Zoning Category	<u>§ References</u>	<u>Controls</u>
	RESIDENTIAL STANDARDS	AND USES	
10	Development Standards		
11	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if common</u>
12	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u>
13		<u>159 - 161, 166,</u> <u>204.5</u>	permitted per §161. Bike parking required per <u>§155.2</u>
14	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
15	<u>Use Characteristics</u>		
16	Single Room Occupancy Student Housing	<u>§ 102</u> <u>§ 102</u>	<u>P</u> <u>P</u>
17	<u>Residential Uses</u>	<u>x 102</u>	<u>Controls By Story</u> <u>1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>+</u>
18	Residential Uses	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
19	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density</u>
20			permitted in the nearest Residential District, whichever is greater.
21	Senior Housing	<u>§§ 102, 202.2(f),</u> 207	<u><i>P up to twice the number of Dwelling Units</i></u> otherwise permitted as a Principal Use in the
22			district and meeting all the requirements of § $202.2(f)(1)$ . C up to twice the number of Dwelling
23			Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section §
24			<u>202.2(f)(1), except for § 202.2(f)(1)( D)(iv), related</u> to location.
25			

1	<u>Group Housing</u>	<u>§ 208</u>	density permitted	<u>1 bedroom per 210 square foot lot area, or the</u> <u>density permitted in the nearest Residential District</u> , <u>whichever is greater</u> .		
2		<u>66102 207( )(4)</u>	-			
3	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU</u> <u>allowed in buildings with 4 or fewer Dwelling</u> <u>Units. No limit in buildings with 5 or more Dwelling</u>			
4			Units. ADUs may not eliminate or reduce ground- story retail or commercial space.			
5	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	gulated by the A	dministrative Code	
e	Loss of Dwelling Units			<u>Controls by Sto</u>	<u>ry</u>	
6			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
7	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
8	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
9						
10	Zoning Category	<u>§ References</u>		<u>Controls</u>		
11	NON-RESIDENTIAL STANDAR	RDS AND USES				
12	Development Standards					
13	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>			
14	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 sq</u> above	uare <u>feet; C 2,50</u>	0 square feet and	
15	Off-Street Parking Requirements	<u> </u>	No car parking		pied Floor Area is	
16		<u>159 - 161, 166,</u>	uses over 5,000	square feet. See c square feet. See §	<u>\$161 for car</u>	
17		<u>204.5</u>			uired per Section car share spaces	
17			are required wh	en a project has .		
18	Off-Street Freight Loading	<u>§§ 150, 152, 153</u>	<u>per §166.</u> None required it	f gross floor area	is less than 10,000	
19	Of Sheer Freight Louding	<u>- 155, 161, 204.5</u>		eptions permitted		
20	Commercial Use Characteristics					
	Drive-up Facility	<u>§102</u>	<u>NP</u>			
21	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
22	Hours of Operation	<u>§102</u>		; C 2 a.m 6 a.m	<u>n.</u>	
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
23	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See 703(b)</u>			
24	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>	
25	Walk-up Facility	<u>§102</u>	<u>P</u>	<b>0</b> ( <b>1 1 0</b>		
20			<u> </u>	<u>Controls by St</u>	<u>ory</u>	

	Agricultural Use Category		1st	2nd	3rd+
1	<u>Agriculture, Neighborhood</u>	<u></u>	<u>P</u>	<u>P</u>	<u>P</u>
2	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Automotive Use Category		•		
4	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
C	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Entertainment, Arts and Recreation	n Use Category			
8	Entertainment, Arts and Recreation <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
40	Industrial Use Category		•		
13	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
16	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
17	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
19	Sales and Service Use Category			_	
20	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a),</u> <u>202.3</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
20	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
1	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Motel	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Restaurant	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
3	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
4	Services, Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
5	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
6	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
U	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
7	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
0	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
10	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
10	Utility and Infrastructure Use Cate	egory			
11	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u><i>C</i>(6)</u>
12	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	* Not listed below				
14	(1) C required for 13 or more children				
14	(2) C required for seven or more persons.				
15	(2) C required for seven or more persons.	-			
16	(3) 24th STREET – NOE VALLEY LIQUO				
16	<b>Boundaries:</b> Applicable to the 24th Street <b>Controls:</b> A Restaurant Use may only add				n the ground level
17	if, in addition to the criteria set forth in Se	ection 303, the Plann	iing Commission f	inds that the Rest	taurant is
10	operating as a Bona Fide Eating Place. S				ng Place for any
18	length of time, the Conditional Use author	<u>rization shall be subj</u>		revocation.	
19	(4) 24TH STREET – NOE VALLEY SPEC				
00	<b>Boundaries:</b> Only the area within the 24th shall not apply to NC-1 Districts or nonce	•			
20	710.10 and 186.	njorning uses wini	n /4 mile 0j inis Di	istrict us set jorth	
21	Controls: Formula Retail Limited-Restau	rants are NP.			
22	(5) FRINGE FINANCIAL SERVICE REST <b>Poundaries:</b> The FESPLID and its 1/ mile			limited to the 24	th Street Noo
23	<b>Boundaries:</b> The FFSRUD and its <sup>1</sup> / <sub>4</sub> mile Valley Neighborhood Commercial Distric	<u>et.</u>	·		
	<u>Controls: Within the FFSRUD and its ¼ 1</u> Outside the FFSRUD and its ¼ mile buffe				
24	subsection 249.35(c)(3).	<u>, ji inge jindhetat se</u>	<u></u>		<u> ser jorni in</u>
25	(6) C if a Macro WTS Facility; P if a Micro WTS Facility.				

<u>Table 729. WEST POR</u>	TAL NEIGHBOH	RHOOD COMMERCIAL DISTRICT
	ZONING CONT	ROL TABLE
		<u>West Portal NCD</u>
Zoning Category	<u>§ References</u>	<u>Controls</u>
<b>BUILDING STANDARDS</b>		
Massing and Setbacks	-	
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105, 106,</u> <u>250—252, 260,</u> <u>261.1, 270, 271.</u> <u>See also Height</u> and Bulk District	<u>26-X. See Height and Bulk Map Sheets HTO</u> <u>HT12 for more information. Height sculptin</u> <u>required on Alleys per §261.1.</u>
	<u>Maps</u>	
5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>NP</u>
Rear Yard	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeed</u> <u>level or Story: 25% of lot depth, but in no constant less than 15 feet</u>
Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	Not Required.
Street Frontage and Public Realm	<u>1</u>	
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade pa</u> <u>setbacks, parking and loading entrances, ac</u> <u>uses, ground floor ceiling height, street-fact</u>
		ground-level spaces, transparency and fenestration, and gates, railings, and grillwe Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>
Miscellaneous		1
Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet; C 5
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Signs	<u>\$\$ 262, 602-604,</u> <u>607, 607.1, 608,</u> <u>609</u>	As permitted by Section § 607.1

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

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1 2	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604.</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
3	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
4		<u>Industry Element</u>	
5			

6	Zoning Category	<u>§ References</u>		<u>Controls</u>	
7	<u>RESIDENTIAL STANDARDS A</u>	ND USES			
7	Development Standards	1 .	Γ		
8	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet if private, or 133 square feet if</u> <u>common</u>		
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		ne car parking spo	
10		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u> 204.5	permitted per §1	equired. Certain e. [61. Bike parking ] urking is provided,	required per
11		204.5		ired when a projec	
12	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
13	<u>Use Characteristics</u>				
13	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
14	Student Housing	<u>§ 102</u>	<u>P</u>		
15	<u>Residential Uses</u>		<u>Controls By Story</u>		
15		I	<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup>+</u>
16	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Dwelling Units</u>	<u>§§ 102, 207</u>		<u>quare foot lot area nearest Residentic</u> eater.	
18	G · · · // ·	88.102.202.2(0)			· • • •
19	Senior Housing	<u>§§ 102, 202.2(f),</u> 207		<u>e number of Dwell</u> tted as a Principa	
15				ting all the require	
20				<u>p to twice the num</u> permitted as a Pri	
21			the district and in Section § 202.2(	neeting all require f)(1), except for §	ements of
22			<u>D)(iv), related to</u>	o location.	
23	Group Housing	<u>§ 208</u>		275 square foot lot	
24			density permitter District, whicher	d in the nearest Re ver is greater.	e <u>sidential</u>
25		1	1		

		1	1		
1	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>	allowed in build	sting building env lings with 4 or fev a buildings with	wer Dwelling
2			Dwelling Units.	<u>n buildings with . ADUs may not e</u> story retail or cor	liminate or
3	Homeless Shelters	<u>§§ 102, 208</u>	<u>reduce ground-story retail or commercial space.</u> <u>Density limits regulated by the Administrative</u> Code		
4	Loss of Dwelling Units			Controls by Stor	<i>ry</i>
5			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
6	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
8					
9	Zoning Category	<u>§ References</u>		<u>Controls</u>	
10	NON-RESIDENTIAL STANDAR	RDS AND USES			
11	Development Standards				
	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
12 13	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 sq</u> <u>feet; NP 4,000 s</u>		00 to 3,999 square bove
14 15 16	Off-Street Parking Requirements	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
17	Off-Street Freight Loading	<u>§§ 150, 152, 153 -</u> <u>155, 161, 204.5</u>		<sup>f</sup> gross floor area eet. Exceptions p	
18	Commercial Use Characteristics		<u>X101.</u>		
19	Drive-up Facility	<u>§102</u>	<u>NP</u>		
	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
20	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	., NP 2:00 a.m	6:00 a.m.
21	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See 703(b)</u>		
22	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	<u>elsewhere</u>
23	Walk-up Facility	<u>§102</u>	<u>P</u>		
24	Agricultural Use Category		<u><u>L</u> <u>1st</u></u>	Controls by Sto 2nd	$\frac{3rd+}{3rd+}$
25	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>

	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
1	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Automotive Use Category				
3	Automotive Uses*	<u>§§102, 142, 156,</u> <u>187.1, 202.2(b),</u> <u>202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	Entertainment, Arts and Recreation	<u>n Use Category</u>			
7	Entertainment and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Industrial Use Category				
10	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category				
11	Institutional Uses*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Child Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
12	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.4	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Residential Care Facility	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
15	Sales and Service Use Category				
16	Retail Sales and Service Uses*	<u>§§102, 202.2(a),</u> <u>202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.0	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Motel	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<b>4</b> 7	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
Services, Limited Financial	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
Services, Retail Professional	<u>§102</u>	<u>C(3)</u>	<u>P</u>	<u>NP</u>
<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
Utility and Infrastructure Use	<u>e Category</u>			
<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Wireless Telecommunications Serv	<u>vices §102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
<u>Facilities</u> * Not listed below				
(2) C required for seven or more per (3) Boundaries: The entire West Po Controls: Applicable only for the u are no more than a total of seven fi	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch	<u>stock brokerage</u> z brokerages wi	<u>may apply for C</u> thin the district. I	f there are more than
(3) Boundaries: The entire West Po <b>Controls:</b> Applicable only for the u	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility.	stock brokerage : brokerages wi stock brokerage	may apply for C thin the district. I es shall not be pe	f there are more than rmitted.
(3) Boundaries: The entire West Po Controls: Applicable only for the u are no more than a total of seven fi seven financial uses and/or stock b (4) C if a Macro WTS Facility; P if	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility.	stock brokerage : brokerages wi stock brokerage	may apply for C thin the district. I es shall not be pe	f there are more than rmitted.
(3) Boundaries: The entire West Po Controls: Applicable only for the u are no more than a total of seven fi seven financial uses and/or stock b (4) C if a Macro WTS Facility; P if SEC. 730. INNER SUNSET * * * *	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility.	stock brokerage brokerages wi stock brokerage	may apply for C thin the district. I es shall not be pe	<u>f there are more than</u> rmitted.
(3) Boundaries: The entire West Po Controls: Applicable only for the u are no more than a total of seven fi seven financial uses and/or stock b (4) C if a Macro WTS Facility; P if SEC. 730. INNER SUNSET * * * *	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility.	stock brokerages brokerages wi stock brokerage COMMER	may apply for C thin the district. I es shall not be pe CIAL DISTR OMMERCIAL	<u>f there are more than</u> rmitted.
(3) Boundaries: The entire West Per <u>Controls: Applicable only for the u</u> <u>are no more than a total of seven fi</u> <u>seven financial uses and/or stock b</u> (4) C if a Macro WTS Facility; P if <b>SEC. 730. INNER SUNSET</b> * * * * <u>Table 730. INNER</u>	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility. NEIGHBORHOOI SUNSET NEIGHBO ZONING CON	stock brokerages brokerages wi stock brokerage COMMER	may apply for C thin the district. I es shall not be pe CIAL DISTR OMMERCIAL <u>E</u> <u>Inner Sunse</u>	f there are more than rmitted. ICT. L DISTRICT
(3) Boundaries: The entire West Po <u>Controls: Applicable only for the u</u> <u>are no more than a total of seven fit</u> <u>seven financial uses and/or stock b</u> (4) C if a Macro WTS Facility; P if <b>SEC. 730. INNER SUNSET</b> * * * * <u>Table 730. INNER</u>	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility. NEIGHBORHOOI SUNSET NEIGHBO	stock brokerages brokerages wi stock brokerage COMMER	may apply for C thin the district. I thin the district. I es shall not be pe CIAL DISTR OMMERCIAN	f there are more than rmitted. ICT. L DISTRICT
(3) Boundaries: The entire West Par <u>Controls: Applicable only for the u</u> <u>are no more than a total of seven fi</u> <u>seven financial uses and/or stock b</u> (4) C if a Macro WTS Facility; P if SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility. NEIGHBORHOOI SUNSET NEIGHBO ZONING CON	stock brokerages brokerages wi stock brokerage COMMER	may apply for C thin the district. I es shall not be pe CIAL DISTR OMMERCIAL <u>E</u> <u>Inner Sunse</u>	f there are more than rmitted. ICT. LDISTRICT
(3) Boundaries: The entire West Po <u>Controls: Applicable only for the u</u> <u>are no more than a total of seven fit</u> <u>seven financial uses and/or stock b</u> (4) C if a Macro WTS Facility; P if <b>SEC. 730. INNER SUNSET</b> * * * * <u>Table 730. INNER</u>	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility. NEIGHBORHOOI SUNSET NEIGHBO ZONING CON	stock brokerages brokerages wi stock brokerage COMMER	may apply for C thin the district. I es shall not be pe CIAL DISTR OMMERCIAL <u>E</u> <u>Inner Sunse</u>	f there are more than rmitted. ICT. LDISTRICT
(3) Boundaries: The entire West Par <u>Controls: Applicable only for the u</u> <u>are no more than a total of seven fi</u> <u>seven financial uses and/or stock b</u> (4) C if a Macro WTS Facility; P if SEC. 730. INNER SUNSET * * * * <u>Table 730. INNER</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	ortal Neighborhood Com use of stock brokerage. A inancial uses and/or stoch prokerages in the district, f a Micro WTS Facility. NEIGHBORHOOI SUNSET NEIGHBO ZONING CON	stock brokerages brokerages wi stock brokerage COMMER	may apply for C thin the district. I es shall not be pe CIAL DISTR OMMERCIAL <u>E</u> <u>Inner Sunse</u>	f there are more than rmitted. ICT. LDISTRICT

1	Height and Bulk Limits.	<u> </u>	Varies, but generally 40-X. See Height and Bulk Map Sheets HT05 and HT06 for more information.
2		<u>260, 261.1, 270,</u> <u>271. See also</u>	Height sculpting required on Alleys per §261.1.
3		<u>Height and Bulk</u> <u>District Maps</u>	
4	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>NP</u>
5	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at Grade level and at each succeeding level</u> or Story: 25% of lot depth, but in no case less than
6		<u>154(u)(e), 150</u>	<u>15 feet</u>
7	Front Setback and Side Yard	<u>§§130, 131, 132,</u> 133	Not Required.
8	Street Frontage and Public Realm		
9	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
10	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
12			gates, railings, and grillwork. Exceptions permitted for historic buildings.
13			
4.4	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
14	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
15	<u>Miscellaneous</u>	<u>e 102 121 1</u>	
16	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P</i> up to 4,999 square feet; C 5,000 square feet and above</u>
	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
17	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
18	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
19		<u>607, 607.1, 608,</u> <u>609</u>	
20	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
21		<u>608, 609, 610,</u> <u>611</u>	
22	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
23		<u>Industry</u> <u>Element</u>	
		1	
24			

1	RESIDENTIAL STANDARDS A	ND USES			
I	Development Standards				
2	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet p</u> per unit if commo		o <u>r 133 square feet</u>
3	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of one car parking space for every</u>		
4		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	<u>Dwelling Unit required. Certain exceptions</u> permitted per §161. Bike parking required per		
5		<u>204.5</u>		rking is provided, en a project has 50	
6	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
7	Use Characteristics	1			
'	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
8	Student Housing	<u>§ 102</u>	<u>P</u>		
9	<u>Residential Uses</u>			Controls By Story	<u>v</u>
3			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
10	<u>Residential Uses</u>		<u>P</u>	<u>P</u>	<u>P</u>
11 12	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u> <u>permitted in the nearest Residential District,</u> whichever is greater.		
13 14 15 16	<u>Senior Housing</u>	<u>§§ 102, 202.2(f),</u> 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
17	<u>Group Housing</u>	<u>§ 208</u>		75 square foot lot of I in the nearest Res ater.	
18 19 20	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story		
20	Homeless Shelters	§§ 102, 208	<u>retail or commer</u> Density limits res	<u>cial space.</u> gulated by the Adn	inistrative Code
21	Loss of Dwelling Units	<u></u>		<u>Controls by Story</u>	
22			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
23	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>		<u>NP</u>
24	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Zoning Category	<u>§ References</u>		<u>Controls</u>	

1	NON-RESIDENTIAL STANDAR	RDS AND USES			
2	Development Standards				
	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
3	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 sq</u>	uare feet; C 2,50	0 square feet and
4			<u>above</u>	-	
-	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156,		<u>required if Occup</u> square feet. See c	<u>pied Floor Area is</u> hart in \$151 for
5		$\frac{151, 155 - 150,}{159 - 161, 166,}$		square feet. See S square feet. See §	
6		<u>204.5</u>	parking waiver.	Bike parking req	uired per Section
0				e spaces required ting spaces per §1	when a project has
7	Off-Street Freight Loading	§§ 150, 152, 153			is less than 10,000
0		<u>- 155, 161,</u>		eptions permitted	
8		<u>204.5</u>			
9	<u>Commercial Use Characteristics</u>	8103	ND		
	Drive-up Facility	<u>§102</u>	<u>NP</u>		
10	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>	~ ~ ~ ~ ~	
11	Hours of Operation	<u>§102</u>		.; C 2 a.m 6 a.n	<u>n.</u>
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
12	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
13	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>
13	Walk-up Facility	<u>§102</u>	<u>P</u>		
14				<u>Controls by St</u>	<u>ory</u>
4 5	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Automotive Use Category				
18	Automotive Uses*	<u>§§102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Parking Lot, Private	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	Entertainment, Arts and Recreatio	n Use Category			
	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Uses*</u>				
25	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1 $Open Recreation Area$ $\$102$ $C$ $C$ $NP$ 2Passive Outdoor Recreation $\$102$ $C$ $C$ $NP$ 3Industrial Use Category3Industrial Use Category4Institutional Use Category4Institutional Use Category5Child Care Facility $\$102$ $P$ $C$ $C$ 6Hospital $\$102$ $P$ $P(1)$ $P(1)$ 6Medical Cannabis Dispensary $\$\$102$ $NP$ $NP$ $NP$ 7Philanthropic Admin. Services $\$102$ $NP$ $NP$ $NP$ 8Public Facilities $\$102$ $C$ $C$ $NP$ 9Sales and Service Use Category $\$102$ $P$ $P(2)$ $P(2)$	
Industrial Use CategoryIndustrial Uses§§102, 202.2(d)NPNPNPInstitutional Uses§102, 202.2(d)NPNPNPInstitutional Uses*§102PCCChild Care Facility§102PP(1)P(1)Hospital§102NPNPNPMedical Cannabis Dispensary§§102, 202.2(e)DRNPNPPhilanthropic Admin. Services§102NPNPNPPublic Facilities§102CCNPSales and Service Use Category§102PP(2)P(2)	
3Industrial Uses§§102, 202.2(d)NPNPNP4Institutional Use CategoryInstitutional Uses*§102PCC5Child Care Facility§102PP(1)P(1)6Hospital§102NPNPNP7Philanthropic Admin. Services§102NPNPNP8Public Facilities§102CCNP9Sales and Service Use Category§102PP(2)P(2)	
Industrial OsesSylo2, 202.2(a)MLMLML4Institutional Use CategoryInstitutional Uses*\$102PCC5Child Care Facility\$102PP(1)P(1)6Hospital\$102NPNPNP7Philanthropic Admin. Services\$102NPNPNP8Public Facilities\$102CCNP9Sales and Service Use Category\$102PP(2)P(2)	
Institutional Uses*§102PCC5Child Care Facility§102PP(1)P(1)6Hospital§102NPNPNP7Medical Cannabis Dispensary§\$102, 202.2(e)DRNPNP7Philanthropic Admin. Services§102NPNPNP8Public Facilities§102CCNP9Sales and Service Use Category§102PP(2)P(2)	
5Child Care Facility\$102PP(1)P(1)6Hospital\$102NPNPNP7Medical Cannabis Dispensary\$\$102, 202.2(e)DRNPNP7Philanthropic Admin. Services\$102NPNPNP8Public Facilities\$102CCNP9Sales and Service Use Category\$102PP(2)P(2)	
Image: State of LemmaImage: State of LemmaImage: State of Lemma6Hospital§102NPNP7Medical Cannabis Dispensary§§102, 202.2(e)DRNP7Philanthropic Admin. Services§102NPNP8Public Facilities§102CCNP8Residential Care Facility§102PP(2)P(2)9Sales and Service Use Category </td <td></td>	
6       Image: Constraint of the system       Image: Constraint of the	
7Philanthropic Admin. Services§102NPNP8Public Facilities§102CCNP8Residential Care Facility§102PP(2)P(2)9Sales and Service Use Category </td <td></td>	
B     Public Facilities     §102     C     NP       Residential Care Facility     §102     P     P(2)     P(2)       9     Sales and Service Use Category	
8     Residential Care Facility     §102     P     P(2)     P(2)       9     Sales and Service Use Category	
Residential Care Facility§102PP(2)P(2)9Sales and Service Use Category	
10 $\frac{Retail Sales and Service Uses^*}{4 + 1 + 2 + 2 + 2 + 2 + 2 + 2 + 2 + 2 + 2$	
$\underline{Adult Business} \qquad \underline{\$102} \qquad \underline{NP} \qquad \underline{NP} \qquad \underline{NP}$	
$11 \qquad \underline{Animal Hospital} \qquad \underline{\$102} \qquad \underline{C} \qquad \underline{NP} \qquad \underline{NP}$	
$\underline{Bar} \qquad \underline{\$\$102, 202.2(a)}  \underline{C} \qquad \underline{NP} \qquad \underline{NP}$	
12 <u>Hotel</u> <u><math>\\$102</math></u> <u>C</u> <u>NP</u>	
13 <u>Kennel</u> <u>§102</u> <u>C</u> <u>NP</u> <u>NP</u>	
<u>Liquor Store</u> <u>§102</u> <u>NP</u> <u>NP</u>	
14 <u>Massage Establishment</u> <u>§102</u> <u>C</u> <u>NP</u> <u>NP</u>	
15 <u>Massage, Foot/Chair</u> <u>§102</u> <u>P</u> <u>NP</u> <u>NP</u>	
<u>Mortuary</u> <u>§102</u> <u>NP</u> <u>NP</u>	
16 <u>Motel</u> <u>§§102, 202.2(a)</u> <u>NP</u> <u>NP</u> <u>NP</u>	
17 $\frac{Restaurant}{NP} \qquad \frac{\$\$102, 202.2(a)}{C} \qquad \frac{NP}{NP} \qquad \frac{NP}{NP}$	
<u>Restaurant, Limited</u> <u>§§102, 202.2(a)</u> <u>P</u> <u>NP</u> <u>NP</u>	
18         Services, Financial         §102         P         NP         NP	
Services, Fringe Financial§102NP(3)NP(3)	<u>3)</u>
19 $\frac{\underline{Services, Health}}{\underline{Services, Health}}$ $\underline{\underline{Sinces}}$ $\underline{\underline{C}}$ $\underline{\underline{C}}$ $\underline{\underline{C}}$ $\underline{NP}$	
20Services, Limited Financial§102PNP	
Storage, Self <u>\$102</u> <u>NP</u> <u>NP</u>	
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	
22 <u><i>Trade Shop</i></u> <u>§102</u> <u>P</u> <u>NP</u> <u>NP</u>	
Non-Retail Sales and Service*§102NPNP	
23 <u>Design Professional</u> <u>§102</u> <u>P</u> <u>C</u> <u>NP</u>	
24 <u>Trade Office</u> <u>\$102</u> <u>P</u> <u>C</u> <u>NP</u>	
Utility and Infrastructure Use Category	
25 <u>Utility and Infrastructure*</u> <u>§102</u> <u>C</u> <u>NP</u>	

	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Wireless Telecommunications Services</u> <u>Facility</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
3	* Not listed below				
4	(1) C required for 13 or more children.				
5	(2) C required for seven or more persons	<u>.</u>			
6	<u>(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</u> Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Sunset Neighborhood				
7	Commercial District.				-
8	<b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).				
9	(4) C if a Macro WTS Facility; P if a Mi	cro WTS Facili	ity.		
10					
11	SEC. 731. NCT-3 MODERATE	- <del>SCALE</del> <u>N</u>	ORIEGA STRE	<u>'ET</u> -NEIGHBO	ORHOOD
12	COMMERCIAL <i>TRANSIT</i> DISTR	RICT.			
13	NCT-3 Districts are transit of	<del>priented moe</del>	<del>lerate-to high c</del>	lensity mixed u	use neighborhoods of
14	varying scale concentrated near tra	n <del>sit services</del>	<del>. The NCT-3 Di</del>	stricts are mixe	ed use districts that
15	support neighborhood serving commercial uses on lower floors and housing above. These districts are				
16	well served by public transit and aim to maximize residential and commercial opportunities on or near				
17	major transit services. The district's	form can be	<del>e either linear a</del>	long transit pri	ority corridors,
18	concentric around transit stations, c	<del>r broader a</del>	<del>reas where tran</del>	<del>sit services cri</del> .	ss cross the
19	neighborhood. Housing density is li	mited not by	lot area, but by	the regulation	s on the built envelope
20	buildings, including height, bulk, se	tbacks, and i	<del>lot coverage, an</del>	<del>d standards fo</del>	r residential uses,
21	including open space and exposure,	and urban e	<del>lesign guideline</del>	s. Residential p	parking is not required
22	and generally limited. Commercial	establishmer	<del>its are discoura</del>	<del>ged or prohibi</del> i	ted from building
23	accessory off street parking in order	<del>r to preserve</del>	the pedestrian	oriented chara	ucter of the district and
24	prevent attracting auto traffic. There	e are prohib	itions on access	(i.e. driveway.	s, garage entries) to off
25					

street parking and loading on critical stretches of NC and transit streets to preserve and enhance the

pedestrian-oriented character and transit function.

- 3 NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty
   4 goods and services to a population greater than the immediate neighborhood, additionally providing
- *convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of*

*the longest linear commercial streets in the City, some of which have continuous retail development for* 

- *many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-*
- 8 scaled commercial streets, although the districts may include small as well as moderately scaled lots.
- *Buildings may range in height, with height limits varying from four to eight stories.*
- *NCT-3 building standards permit moderately large commercial uses and buildings. Rear yards* 11 *are protected at residential levels.*
- 12 A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety
- 13 of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,
- *entertainment, and financial service uses generally are permitted with certain limitations at the first*
- *and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal*
- *services and offices are permitted at all stories of new buildings. Limited storage and administrative*
- *service activities are permitted with some restrictions.*
- *Housing development in new buildings is encouraged above the second story. Existing*
- *residential units are protected by limitations on demolitions and upper-story conversions. Accessory*
- *Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4) of this Code.*
- 21 <u>The Noriega Street Neighborhood Commercial District is located in the Outer Sunset</u>
- 22 <u>neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of</u>
- *Noriega Street between 19th and 27th and 30th through 33rd Avenues.*
- *The District provides a selection of convenience goods and services for the residents of the*
- *Outer Sunset District. There are a high concentration of restaurants, drawing customers from*

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1	throughout the C	ity and the region.	There are also a significant	number of professional, realty, and

- 2 *business offices as well as financial institutions.*
- 3 <u>The Noriega Street Neighborhood Commercial District controls are designed to promote</u>
- 4 *development that is consistent with its existing land use patterns and to maintain a harmony of uses that*
- 5 <u>support the District's vitality. The building standards allow small-scale buildings and uses</u>, protecting
- 6 *rear yards above the ground story and at residential levels. In new development, most commercial uses*
- 7 *are permitted at the first two stories, although certain limitations apply to uses at the second story.*
- 8 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
- 9 <u>comparison shopping businesses and to protect adjacent residential livability. To protect continuous</u>
- 10 *frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must*
- 11 *be provided, unless such uses are authorized by Conditional Use. These controls are designed to*
- 12 <u>encourage the street's active retail frontage, and local fabrication and production of goods.</u>
- 13 14

## Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

#### ZONING CONTROL TABLE

15			
16			<u>Noriega Street NCD</u>
10	Zoning Category	<u>§ References</u>	<u>Controls</u>
17	<b>BUILDING STANDARDS</b>		
18	Massing and Setbacks		
10	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250, 252	Varies. See Height and Bulk Map Sheets HT05 and
19		<u>106, 250—252,</u> <u>260, 261.1, 270,</u>	<u>HT06 for more information. Height sculpting</u> required on Alleys per §261.1.
20		<u>271. See also</u>	
20		<u>Height and Bulk</u> District Maps	
21		<u>District maps</u>	
22	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
22	<u>Floor Uses</u>	99 120 124	
23	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the Second Story and at each succeeding</u> level or Story of the building, and at the First Story
0.4		<u>10 ((0), 100</u>	<i>if it contains a Dwelling Unit: 25% of lot depth, but</i>
24			<u>in no case less than 15 feet</u>
25			

	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
1		<u>132, 133</u>	<u></u>
2	Street Frontage and Public Realm		
	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
3	<u>Improvements</u> <u>Street Frontage Requirements</u>	<u>§ 145.1</u>	Required; controls apply to above-grade parking
4		<u>N 170.1</u>	setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-
5			level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted
6			for historic buildings.
7	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
8	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
0	<u>Miscellaneous</u>		
9	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet and above</i></u>
10	Planned Unit Development	<u>§ 304</u>	<u><u>C</u></u>
11	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
12	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
12		<u>607, 607.1, 608,</u> 609	
13	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
14		<u>604,</u> <u>608,</u> 609, 610,	
15		<u>611</u>	
	<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
16		<u>Commerce and</u> Industry	
17		<u>Element</u>	
18			
10			
	Zoning Category	§ References	Controls
19	<u>Zoning Category</u> <u>RESIDENTIAL STANDARDS AN</u>	<u>§ References</u> VD USES	<u>Controls</u>
			<u>Controls</u>
19 20	RESIDENTIAL STANDARDS AN		100 square feet per unit if private, or 133 square feet
19	<u>RESIDENTIAL STANDARDS AN</u> <u>Development Standards</u> <u>Usable Open Space [Per Dwelling Unit]</u>	I <mark>D USES</mark> <u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u> per unit if common
19 20	RESIDENTIAL STANDARDS AN Development Standards	ND USES	100 square feet per unit if private, or 133 square feet
19 20 21	<u>RESIDENTIAL STANDARDS AN</u> <u>Development Standards</u> <u>Usable Open Space [Per Dwelling Unit]</u>	<u>\$\$135, 136</u> <u>\$\$145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	100 square feet per unit if private, or 133 square feet per unit if commonA minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per
19 20 21 22	<u>RESIDENTIAL STANDARDS AN</u> <u>Development Standards</u> <u>Usable Open Space [Per Dwelling Unit]</u>	<u>ID USES</u> <u>§§135, 136</u> <u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	100 square feet per unit if private, or 133 square feetper unit if commonA minimum of one car parking space for everyDwelling Unit required. Certain exceptionspermitted per \$161. Bike parking required per§155.2. If car parking is provided, car share spacesare required when a project has 50 units or more
19 20 21 22 23	<u>RESIDENTIAL STANDARDS AN</u> <u>Development Standards</u> <u>Usable Open Space [Per Dwelling Unit]</u>	<u>\$\$135, 136</u> <u>\$\$145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	100 square feet per unit if private, or 133 square feet per unit if commonA minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces

	Use Characteristics					
1	Single Room Occupancy	§ 102	<u>P</u>			
2	Student Housing	<u>§ 102</u>	<u>P</u>			
	<u>Residential Uses</u>			Controls By Stor	<u>rv</u>	
3			$1^{st}$ $2^{nd}$ $3^{rd}+$			
4	Residential Uses	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
5	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u><i>I unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.</i></u>			
6	Senior Housing	<u>§§ 102,</u>	<i>P</i> up to twice the number of Dwelling Units			
7		<u>202.2(f), 207</u>	otherwise permitted as a Principal Use in the district and meeting all the requirements of  202.2(f)(1). C			
8			up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and			
9			meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.			
10 11	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u> <u>whichever is greater.</u>			
	Accessory Dwelling Unit	<i>§§102,</i>	<i>P</i> within the exis	ting building enve	elope. 1 ADU	
12		$\frac{1}{207(c)(4)}$	allowed in build	ings with 4 or few	er Dwelling Units.	
13			<u>No limit in buildings with 5 or more Dwelling Units.</u> <u>ADUs may not eliminate or reduce ground-story</u> retail or commercial space.			
14	Homeless Shelters	<u>§§ 102, 208</u>		Density limits regulated by the Administrative Code		
15	Loss of Dwelling Units		<u>Controls by Story</u>			
16			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
-	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
17	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
18						

DS AND USES	
<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>
<u>§§102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and</u> <u>above</u>
	124

		001451 150	37 7.	. 1:00			
1	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>			<u>pied Floor Area is</u> hart in \$151 for		
•		<u>159 - 161, 166,</u>		<u>less than 5,000 square feet. See chart in §151 for</u> uses over 5,000 square feet. See §161 for car			
2		204.5	parking waiver. Bike parking required per Section				
•			<u>155.2. Car share spaces required when a project has</u>				
3		88.150.152	-	<u>xing spaces per §.</u>			
4	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>		<u>t gross floor area</u> eptions permittea	is less than 10,000		
•		155, 101, 201.5	<u>square jeer. Exc</u>	epitons permitted	<u>, per §101.</u>		
5	Commercial Use Characteristics						
6	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>				
0	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
7	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m</u>	.; C 2 a.m 6 a.r	<u>n.</u>		
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				
8	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>				
9	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>				
	Walk-up Facility	<u>§102</u>	<u>P</u>				
10			Controls by Story				
11	Agricultural Use Category		1st	2nd	3rd+		
••	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>		
12	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>		
13	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
10	Automotive Use Category						
14	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
15	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
10	Automotive Service Station	<u>§§102, 187.1,</u>	<u>C</u>	NP	NP		
16		<u>202.2(b), 202.5</u>					
17	Gas Station	<u>§§102, 187.1,</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
17		<u>202.2(b)</u>	<i>C</i>	6	<i>C</i>		
18	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
19	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
20	Parking Lot, Public	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
20	Entertainment, Arts and Recreation		I	1			
21	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
22	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
<b></b>	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	NP		
23	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	<u>NP</u>		
24	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	-						
25	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		

4	Industrial Use Category				
1	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Institutional Use Category				
•	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
3	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
4	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
_	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
-	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
7	Sales and Service Use Category				
8	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a), 202.5	<u>P</u>	<u>P</u>	<u>NP</u>
9	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
••	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
47	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
17	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
21	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	Utility and Infrastructure Use Cate	gory			
24	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
27	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>* Not listed below</u>
2	(1) C required for 13 or more children (2) C required for seven or more persons.
3	<u>(3)Formula Retail NP for this use</u> (4) Subject to Formula Retail Controls
4	(5) C if a Macro WTS Facility; P if a Micro WTS Facility.
5	SEC. 732. PACIFIC AVENUE IRVING STREET NEIGHBORHOOD COMMERCIAL
6	DISTRICT.
7	The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of
8	Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the
9	Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-
10	scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience
11	goods to the adjacent neighborhoods.
12	The Pacific Avenue Neighborhood Commercial District controls are designed to promote a
13	small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood
14	residential character. These controls are intended to preserve livability in a largely low-rise
15	development residential neighborhood, enhance solar access on a narrow street right-of-way and
16	protect residential rear yard patterns at the ground floor. Accessory dwelling units are permitted within
17	the district pursuant to Subsection 207(c)(4) of this Code.
18	The Irving Street Neighborhood Commercial District is located in the Outer Sunset
19	neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of
20	Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods
21	and services for the residents of the Outer Sunset District. There are a high concentration of
22	restaurants, drawing customers from throughout the City and the region. There are also a significant
23	number of professional, realty, and business offices as well as financial institutions.
24	The Irving Street Neighborhood Commercial District controls are designed to promote
25	development that is consistent with its existing land use patterns and to maintain a harmony of uses that

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1 <u>support the District's vitality. The building standards allow small-scale buildings and uses, protectin</u>	1	support the District's vitali	ty. The buildin	g standards allow small-sc	ale buildings and uses,	protecting
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- 2 <u>rear yards above the ground story and at residential levels. In new development, most commercial uses</u>
- 3 *are permitted at the first two stories, although certain limitations apply to uses at the second story.*
- 4 <u>Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and</u>
- 5 <u>comparison shopping businesses and to protect adjacent residential livability. These controls are</u>
- 6 <u>designed to encourage the street's active retail frontage, and local fabrication and production of</u>
- 7 *goods.*
- 8
- 9

## <u>Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT</u> <u>ZONING CONTROL TABLE</u>

10			Irving Street NCD
11	Zoning Category	<u>§ References</u>	<u>Controls</u>
40	BUILDING STANDARDS		
12	Massing and Setbacks		
13	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on
14		<u>260, 261.1, 270,</u>	Alleys per §261.1.
14		<u>271. See also</u> <u>Height and Bulk</u>	
15		District Maps	
16		- 	D
10	<u>5 Foot Height Bonus for Active Ground</u> Floor Uses	<u>§ 263.20</u>	<u>P</u>
17	Rear Yard	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding
18		<u>134(a)(e), 136</u>	level or Story of the building, and at the First Story if
-			it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
19	Front Setback and Side Yard	§§130, 131,	Not Required.
20	From Selback and Side Tura	<u>132, 133</u>	Not Kequireu.
04	Street Frontage and Public Realm	I	
21	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
22	<u>Improvements</u>	§ 145.1	Demind and the second and the
<u></u>	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
23			ground floor ceiling height, street-facing ground-
24			level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted
25			for historic buildings.
20	L	1	

	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
1	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
2	<u>Miscellaneous</u>		
3	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet and above</i></u>
4	Planned Unit Development	<u>§ 304</u>	<u>C</u>
4	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
5	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
6		<u>607, 607.1, 608,</u> <u>609</u>	
7	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
8		<u>608, 609, 610,</u> <u>611</u>	
9	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
10		<u>Industry</u> <u>Element</u>	
11			

12	Zoning Category	§ References	<u>Controls</u>			
13	RESIDENTIAL STANDARDS A	<u>ND USES</u>				
15	Development Standards					
14	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u>			
15			per unit if common			
	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> 151, 153 - 156,	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions permitted			
16		<u> 159 - 161, 166,</u>	per §161. Bike parking required per §155.2. If car			
17		<u>204.5</u>	parking is provided, car share spaces are required when a project has 50 units or more per §166.			
	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>			
18	Use Characteristics					
19	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
20	Student Housing	<u>§ 102</u>	<u>P</u>			
20	<u>Residential Uses</u>		<u>Controls By Story</u>			
21		T	$\underline{1^{st}}$ $\underline{2^{nd}}$ $\underline{3^{rd}+}$			
22			<u>P</u> <u>P</u> <u>P</u>			
22	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u>			
23			<u>permitted in the nearest Residential District.</u> whichever is greater.			
04						

- 24
- 25

1	<u>Senior Housing</u>	<u>§§ 102, 202.2(f),</u> <u>207</u>	<u>P up to twice the number of Dwelling Units</u> otherwise permitted as a Principal Use in the distri- and meeting all the requirements of § 202.2(f)(1)			
2			and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise			
3			permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.			
4	Group Housing	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u>			
5			<u>density permitted in the nearest Residential District,</u> <u>whichever is greater.</u>			
6	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	<u><i>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units.</i></u>			
7		207(0)(4)	No limit in buildings with 5 or more Dwelling Units.			
8			<u>ADUs may not eliminate or reduce ground-story</u> <u>retail or commercial space.</u>			
	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code			
9	Loss of Dwelling Units		Controls by Story			
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
11	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
12		•	•	•		

13	Zoning Category	<u>§ References</u>	<u>Controls</u>				
14	NON-RESIDENTIAL STANDARDS AND USES						
15	Development Standards						
16	Floor Area Ratio	<u>§§ 102, 123,</u> 124	<u>2.5 to 1</u>				
17	<u>Use Size</u>	<u>§102, 121.2</u>	<u><i>P up to 3,999 square feet; C 4,000 square feet and above</i></u>				
18	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for				
19		<u>159 - 161, 166,</u> <u>204.5</u>	uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car				
20			share spaces required when a project has 25 or more parking spaces per §166.				
21	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.				
22	Commercial Use Characteristics	20113					
23	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>				
24	<u>Formula Retail</u> <u>Hours of Operation</u>	<u>§§102, 303.1</u> <u>§102</u>	<u>C</u> <u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>				
25	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				

	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>				
1	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	elsewhere		
2	Walk-up Facility	<u>§102</u>	<u>P</u>	<u>P</u>			
			Controls by Story		ory		
3	Agricultural Use Category		1st	2nd	3rd+		
4	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>		
_	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>		
5	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
6	Automotive Use Category	-	-	-	-		
-	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
7	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
8	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>		
9	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
10	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
11	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
12	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
13	Entertainment, Arts and Recreation	n Use Category					
14	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
15	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
16	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
17	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
18	Industrial Use Category		I	I			
19	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Institutional Use Category	0.102	5		2		
20	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		
21	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>		
	<u>Hospital</u> <u>Medical Cannabis Dispensary</u>	<u>§102</u> §§102, 202.2(e)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
22	<u>Medical Cannabis Dispensary</u> <u>Philanthropic Admin. Services</u>	<u>§§102, 202.2(e)</u> §102	<u>C</u> <u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>		
23	<u>Public Facilities</u>	<u>§102</u> §102	<u>NF</u> <u>C</u>	<u>NF</u> <u>C</u>	<u>Nr</u> <u>C</u>		
	Residential Care Facility	<u>§102</u> §102	<u>e</u> <u>P</u>	$\underline{C}$ $\underline{P(2)}$	<u>C</u> <u>P(2)</u>		
24		<u></u>	<u> </u>		<u>• 12/</u>		
25	Sales and Service Use Category <u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>		

	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Ū	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
8	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
0	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
9	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
13	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	Utility and Infrastructure Use Cate	<u>egory</u>			
	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
16	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	* Not listed below				

- 18 (1) C required for 13 or more children
- 19 (2) C required for seven or more persons. (3) Formula Retail NP for this use
  - 9 (3)Formula Retail NP for this use (4) Subject to Formula Retail Control
- 20 (4) Subject to Formula Retail Controls (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

## 21 SEC. 733. UPPER MARKET TARAVAL STREET NEIGHBORHOOD COMMERCIAL

22 **TRANSIT** DISTRICT.

## 23 The Upper Market Street Neighborhood Commercial Transit District is located on Market

- 24 Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-
- 25 *purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but*

1 also serves as a shopping street for a broader trade area. A large number of offices are located on 2 Market Street within easy transit access to downtown. The width of Market Street and its use as a major 3 arterial diminish the perception of the Upper Market Street Transit District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at 4 5 the intersections of Market Street with secondary streets. 6 This district is well served by transit and is anchored by the Market Street subway (with stations 7 at Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the 8 City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit 9 service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary 10 bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, 11 12 including open space and exposure, and urban design guidelines. Residential parking is not required 13 and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and 14 15 prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-16 street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-17 oriented character and transit function. 18 The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to 19 20 preserve the existing mix of commercial uses and maintain the livability of the district and its 21 surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most 22 23 commercial uses are permitted with some limitations above the second story. In order to maintain 24 continuous retail frontage and preserve a balanced mix of commercial uses, ground-story 25 neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial

1	service uses are limited. Ground floor-commerc	<del>ial sp</del>	pace is required along Market and Church Streets.				
2	Most automobile and drive-up uses are prohibited or conditional.						
3	Housing development in new buildings is encouraged above the second story. Existing upper-						
4	story residential units are protected by limitations on demolitions and upper-story conversions.						
5	Accessory Dwelling Units are permitted within	<del>the di</del>	strict pursuant to Subsection 207(c)(4) of this				
6	<del>Code.</del>						
7	<u>The Taraval Street Neighborhood Comm</u>	iercia	al District is located in the Outer Sunset				
8	neighborhood and includes the non-residential	neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of					
9	Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods						
10	and services for the residents of the Outer Sunset District. There are a high concentration of						
11	restaurants, drawing customers from throughout the City and the region. There are also a significant						
12	number of professional, realty, and business offices as well as financial institutions.						
13	The Taraval Street Neighborhood Comn	<u>iercia</u>	al District controls are designed to promote				
14	development that is consistent with its existing l	and u	se patterns and to maintain a harmony of uses that				
15	support the District's vitality. The building stan	dards	allow small-scale buildings and uses, protecting				
16	rear yards above the ground story and at reside	ntial	levels. In new development, most commercial uses				
17	are permitted at the first two stories, although c	ertair	n limitations apply to uses at the second story.				
18	Special controls are necessary to preserve the e	quilil	prium of neighborhood-serving convenience and				
19	comparison shopping businesses and to protect	<u>adjac</u>	cent residential livability. These controls are				
20	designed to encourage the street's active retail j	ronta	ge, and local fabrication and production of goods.				
21	Table 733. TARAVAL STREET NEI	GHB	ORHOOD COMMERCIAL DISTRICT				
22	ZONING	CONT	T <u>ROL TABLE</u>				
23							
24			<u>Taraval Street NCD</u>				
	Zoning Category § Referen	ces	<u>Controls</u>				
25	<b>BUILDING STANDARDS</b>						

1	Massing and Setbacks		
I	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250, 252	Varies. See Height and Bulk Map Sheet HT05 for
2		<u>106, 250—252,</u> <u>260, 261.1, 270,</u>	more information. Height sculpting required on Alleys per §261.1.
3		271. See also	
U		<u>Height and Bulk</u> District Maps	
4			2
5	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
6	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the Second Story and at each</u> succeeding level or Story of the building, and at the
_		<u>134(a)(e), 130</u>	First Story if it contains a Dwelling Unit: 25% of
7			lot depth, but in no case less than 15 feet
8			
9	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
10	Street Frontage and Public Realm		
11	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
12			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing
13			ground-level spaces, transparency and fenestration,
			and gates, railings, and grillwork. Exceptions permitted for historic buildings.
14			permited for historic buildings.
15	Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
16	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
47	<u>Miscellaneous</u>		
17	Lot Size (Per Development)	<u>§ 102,121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u> <u>above</u>
18	Planned Unit Development	<u>§ 304</u>	<u><u>c</u></u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
20	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
20		<u>604,</u> <u>607, 607.1, 608,</u>	
21		<u>609</u>	
22	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
		<u>608,</u> 609, 610,	
23		<u>611</u>	

- 24
- 25

	Design Guidelines	General Plan	Subject to the Urban Design Guidelines
1	Design Guidelines	Commerce and	Subject to the Orban Design Guidetines
2		<u>Industry</u> <u>Element</u>	
3			
4	Zoning Category	<u>§ References</u>	<u>Controls</u>
	<u>RESIDENTIAL STANDARDS A</u>	<u>ND USES</u>	
5	<u>Development Standards</u> Usable Open Space [Per Dwelling	§§135, 136	100 square feet per unit if private, or 133 square
6	<u>Unit]</u>	<u>89155, 150</u>	feet per unit if common
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156,	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions
8		<u>159 - 161, 166,</u>	permitted per §161. Bike parking required per
		<u>204.5</u>	<u>§155.2. If car parking is provided, car share spaces</u>
9			are required when a project has 50 units or more per §166.
10	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
	<u>Use Characteristics</u>		
11	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
12	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>
13	<u>Residential Uses</u>		<u>Controls By Story</u>
13			$\underline{1^{st}}$ $\underline{2^{nd}}$ $\underline{3^{rd}}$
14	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
15	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u> <u>permitted in the nearest Residential District</u> , <u>whichever is greater</u> .
16	Senior Housing	<u>§§ 102, 202.2(f),</u>	P up to twice the number of Dwelling Units
17		<u>207</u>	otherwise permitted as a Principal Use in the district and meeting all the requirements of §
			202.2(f)(1). C up to twice the number of Dwelling
18			<u>Units otherwise permitted as a Principal Use in the</u> district and meeting all requirements of Section §
19			<u>202.2(f)(1), except for § 202.2(f)(1)( D)(iv), related</u> to location.
20			
21	Group Housing	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u> whichever is greater.
22		8.8102	
23	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	<u>P within the existing building envelope. 1 ADU</u> <u>allowed in buildings with 4 or fewer Dwelling</u> <u>Units. No limit in buildings with 5 or more Dwelling</u>
24			<u>Units. ADUs may not eliminate or reduce ground-</u> story retail or commercial space.
25	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code

1	Loss of Dwelling Units			Controls by Sto	<u>ry</u>
			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
2	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
3	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
4					
5	Zoning Category	§ References		<b>Controls</b>	
6	NON-RESIDENTIAL STANDAR	RDS AND USES			
7	<u>Development Standards</u>				
8	Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>		
9	<u>Use Size</u>	<u>124</u> <u>§102</u>	<u>P up to 3,999 sq</u> above	uare feet; C 4,00	0 square feet and
10	Off-Street Parking Requirements	<u> </u>			<u>ied Floor Area is</u> hart in 8151 for
11		<u> 159 - 161, 166,</u>	uses over 5,000	square feet. See §	§161 for car
12		<u>204.5</u>	parking waiver. <u>155.2. Car share</u> has 25 or more p	e spaces required	* *
13	Off-Street Freight Loading	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>		gross floor area	is less than 10,000
14	Commercial Use Characteristics				
15	Drive-up Facility	<u>§102</u>	<u>NP</u>		
4.0	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
16	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>1.</u>
17	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
18	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fr</u>	ont; C if located	elsewhere_
19	Walk-up Facility	<u>§102</u>	<u>P</u>		
20	Agricultural Use Category		<u><u> </u></u>	Controls by St 2nd	ory 3rd+
21	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Automotive Use Category</u>	88102 202 2/L	ND	ND	ND
24	<u>Automotive Uses*</u> <u>Automotive Repair</u>	<u>§§102, 202.2(b)</u> <u>§102</u>	<u>NP</u> <u>C</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
25					

1	Automotive Service Station	<u>§§102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
U	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Entertainment, Arts and Recreation		1		
7	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
_	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
U	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Industrial Use Category				
	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Institutional Use Category				
13	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
14	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
45	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
17	Sales and Service Use Category				
18	<b>Retail Sales and Service Uses*</b>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>

	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
1	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
2	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
•	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
4	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
_	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
6	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Ū	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	Utility and Infrastructure Use Cate	egory			
0	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
9	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	* Not listed below				
11	(1) C required for 13 or more children				

(2) C required for seven or more persons.	10 <u>(2) e requirea for seven or more persons.</u>
---	---

12 (3)Formula Retail NP for this use

- (4) Subject to Formula Retail Controls
- 13 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

## 15 SEC. 733A. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

*NC-1 Districts are intended to serve as local neighborhood shopping districts, providing* 

*convenience retail goods and services for the immediately surrounding neighborhoods primarily during* 

- *daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use*
- *clusters, generally surrounded by residential districts, with small-scale neighborhood-serving*
- *commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by*
- *the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage,*
- *and standards for residential uses, including open space and exposure, and urban design guidelines.*
- *There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on*
- *critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-*
- *oriented character and transit function. Residential parking is not required and generally limited.*

1 *Commercial establishments are discouraged from building excessive accessory off-street parking in* 2 order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. 3 NCT-1 Districts are generally characterized by their location in residential neighborhoods. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of 4 5 commercial development in the City, generally consisting of small clusters with three or more 6 commercial establishments, commonly grouped around a corner; and in some cases short linear 7 commercial strips with low-scale, interspersed mixed-use (residential-commercial) development. 8 Building controls for the NCT-1 District promote low-intensity development which is compatible with 9 the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space. 10 11 NCT-1 commercial use provisions encourage the full range of neighborhood-serving 12 convenience retail sales and services at the first story provided that the use size generally is limited to 13 3,000 square feet. However, commercial uses and features which could impact residential livability are 14 prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, 15 and late-night activity; eating and drinking establishments are restricted, depending upon the intensity 16 of such uses in nearby commercial districts. 17 Existing residential units are protected by prohibitions of conversions above the ground story 18 and limitations on demolitions. \* \* 19 SEC. 734. NCT-2 - SMALL-SCALE JUDAH STREET NEIGHBORHOOD COMMERCIAL 20 21 TRANSIT DISTRICT. 22 NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial 23 uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-24 serving commercial uses on lower floors and housing above. These Districts are well-served by public 25 transit and aim to maximize residential and commercial opportunities on or near major transit

1	services. The District's form is generally linear along transit-priority corridors, though may be
2	concentric around transit stations or in broader areas where multiple transit services criss-cross the
3	neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of
4	buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,
5	including open space and exposure, and urban design guidelines. There are prohibitions on access
6	(e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial
7	and transit street frontages to preserve and enhance the pedestrian-oriented character and transit
8	function. Residential parking is not required and generally limited. Commercial establishments are
9	discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-
10	oriented character of the district and prevent attracting auto traffic.
11	NCT-2 Districts are intended to provide convenience goods and services to the surrounding
12	neighborhoods as well as limited comparison shopping goods for a wider market. The range of
13	comparison goods and services offered is varied and often includes specialty retail stores, restaurants,
14	and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,
15	which approximate or slightly exceed the standard development pattern. Rear yard requirements above
16	the ground story and at residential levels preserve open space corridors of interior blocks.
17	Most new commercial development is permitted at the ground and second stories.
18	Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
19	uses, however, are confined to the ground story. The second story may be used by some retail stores,
20	personal services, and medical, business and professional offices. Parking and hotels are monitored at
21	all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
22	livability within and around the district, and promote continuous retail frontage.
23	Housing development in new buildings is encouraged above the ground story. Existing
24	residential units are protected by limitations on demolition and upper-story conversions.
25	

2	neighborhood and includes the non-	residential curr	ently-zoned NC-2 properties fronting both sides of			
3	Judah Street from 29th through 33rd	d Avenues. The I	District provides a selection of convenience goods			
4	and services for the residents of the Outer Sunset District. There are a high concentration of					
5	restaurants, drawing customers from throughout the City and the region. There are also a significant					
6	number of professional, realty, and business offices as well as financial institutions.					
7	The Judah Street Neighborh	ood Commercia	District controls are designed to promote			
8	development that is consistent with i	its existing land	use patterns and to maintain a harmony of uses that			
9	support the District's vitality. The ba	uilding standard	ls allow small-scale buildings and uses, protecting			
10	rear yards above the ground story and at residential levels. In new development. most commercial uses					
11	are permitted at the first two stories, although certain limitations apply to uses at the second story.					
12	Special controls are necessary to pr	eserve the equil	brium of neighborhood-serving convenience and			
13	comparison shopping businesses and	d to protect adje	cent residential livability. These controls are			
14	designed to encourage the street's a	ctive retail from	tage, and local fabrication and production of			
15	goods.					
16	<u>Table 734. JUDAH STR</u>	REET NEIGHB	ORHOOD COMMERCIAL DISTRICT			
17		ZONING CON	TROL TABLE			
18			Judah Street NCD			
	Zoning Category	<u>§</u> References	<u>Controls</u>			
19	<b>BUILDING STANDARDS</b>	Kejerences				
20	Massing and Setbacks					
21	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys			
22		<u>260, 261.1,</u> 270, 271. See	per §261.1.			

<u>also Height</u>

<u>P</u>

and Bulk District Maps

<u>§ 263.20</u>

The Judah Street Neighborhood Commercial District is located in the Outer Sunset

Floor Uses

5 Foot Height Bonus for Active Ground

1

23

24

	י א מ	88 120 124	
1	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding</u> level or Story of the building, and at the First Story if
		<u>154(u)(c), 150</u>	it contains a Dwelling Unit: 25% of lot depth, but in
2			no case less than 15 feet
2			
3	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
4	Tront Selbuck and Side Tura	<u>88130, 131,</u> <u>132, 133</u>	Not Required.
_	Street Frontage and Public Realm		
5	Streetscape and Pedestrian	<u>§138.1</u>	Required
6	<u>Improvements</u>		
U	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
7			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level
0			spaces, transparency and fenestration, and gates,
8			railings, and grillwork. Exceptions permitted for
9			historic buildings.
Ū			
10	Ground Floor Commercial	§ 145.4	Not Required
11	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
	Miscellaneous		
12	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
10		-	above
13	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
14	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
	<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
15		<u>604.</u>	
16		<u>607, 607.1,</u> <u>608, 609</u>	
10	General Advertising Signs	<u>\$</u> § 262, 602.7	NP
17	General Auvertising Signs	<u>88 202, 002.7</u> 604,	
		<u>608, 609, 610,</u>	
18		<u>611</u>	
19	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
10		<u>Commerce and</u>	
20		<u>Industry</u> Element	
04		<u></u>	
21			
22	Zoning Category	8	<u>Controls</u>
22	DECIDENTIAL CTANDADDCA	<u>References</u>	
23	RESIDENTIAL STANDARDS AN	VD USES	
24	Development Standards Usable Open Space [Per Dwelling]	88135 136	100 square feet per unit if private, or 133 square feet
05	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 155 square feet</u> per unit if common
25			

Zoning Category	<u>§</u> <u>References</u>		<u>Control</u>	<u>ls</u>
Residential Demolition or Merger	<u>§ 317</u>	<u> </u>	<u> </u>	
Residential Conversion	<u>§ 317</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Loss of Dwelling Units			Controls by	
<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	Density limits	• •	Administrative Coa
	00.102.200	or commercia	<u>l space.</u>	-
				<u>more Dwelling Unit</u> luce ground-story r
<u>Accessory Dwelling Unit</u>	<u>§§102,</u> 207(c)(4)	allowed in but	· · · ·	fewer Dwelling Uni
A	88102	whichever is g		
<u>f</u> 0	<u> </u>	permitted in th	he nearest Reside	
Group Housing	<u>§ 208</u>		•	lot area, or the der
			*	<u>ction § 202.2(f)(1),</u> , related to location
		permitted as a	<u>ber of Dwelling U</u> Principal Use in	n the district and
		meeting all th	e requirements of	f § 202.2(f)(1). C up
Senior Housing	<u>§§ 102,</u> 202.2(f), 207		the number of Dw Principal Use in	velling Units otherw a the district and
		whichever is g	<u>preater.</u>	
<u>Dwelling Units</u>	<u>§§ 102, 207</u>		square foot lot a he nearest Reside	rea, or the density ntial District,
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
		<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup>+</u>
Residential Uses	<u>¥ 102</u>	<u> </u>	Controls By	Story
<u>Single Room Occupancy</u> <u>Student Housing</u>	<u>§ 102</u> § 102	<u>P</u> <u>P</u>		
Use Characteristics		T		
Dwelling Unit Mix	<u>§ 207.6</u>	Not required		nore per groo.
		· · · ·	vided, car share , t has 50 units or i	spaces are required
	<u>166</u>		*	<u>'n exceptions permi</u> d per §155.2. If car

Development Standards

	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			
<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 3,999</u> above	P up to 3,999 square feet; C 4,000 square feet and		
Off-Street Parking Requirements	<u>§§ 150, 151,</u> 161	No car parkin		rupied Floor Area e chart in §151 for	
		over 5,000 sq	uare feet. See §10	51 for car parking per Section 155.2.	
		share spaces in parking space		project has 25 or n	
<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>		d if gross floor ar Exceptions permitt	ea is less than 10,0 ted per §161.	
Commercial Use Characteristic	<u>cs</u>				
Drive-up Facility	<u>§102</u>	<u>NP</u>			
Formula Retail	<u>§§102, 303.1</u>	<u>C</u>			
Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.</u>	.m.; C 2 a.m 6 a	a. <u>m.</u>	
Maritime Use	<u>§102</u>	<u>NP</u>			
Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
Outdoor Activity Area	<u>§§102,145.2</u>	<i>P</i> if located in front; <i>C</i> if located elsewhere			
Walk-up Facility	<u>§102</u>	<u>P</u>			
-		Controls by Story			
Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
Agriculture, Neighborhood	<u>\$§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Agriculture, Large Scale Urban</u> <u>Greenhouse</u>		<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	
	<u>202.2(c)</u> <u>§§102,</u>				
Greenhouse	<u>202.2(c)</u> <u>§§102,</u>				
Greenhouse Automotive Use Category	<u>202.2(c)</u> <u>§§102,</u> <u>202.2(c)</u> <u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
<u>Greenhouse</u> <u>Automotive Use Category</u> <u>Automotive Uses*</u>	<u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(b)</u>	<u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	
Greenhouse Automotive Use Category Automotive Uses* Automotive Repair	202.2(c)           §§102,           202.2(c)           §§102,           202.2(b)           §§102           §§102           §§102, 187.1,	<u>NP</u> <u>NP</u> <u>C</u>	<u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u> <u>NP</u>	
Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Automotive Service Station	202.2(c)           §§102, 202.2(c)           §§102, 202.2(b)           §§102           §§102           §§102           §§102           §§102, 187.1, 202.2(b), 202.5           §§102, 187.1,	<u>NP</u> <u>C</u> <u>C</u>	NP           NP           NP           NP           NP           NP           NP	NP <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u>	
Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Automotive Service Station         Gas Station	202.2(c)           §§102,           202.2(c)           §§102,           202.2(b)           §§102           §§102           §§102,           202.2(b)           §§102,           §§102,           102           §§102,           102           §§102,           103,           104,           104,           104,           104,           104,           104,           104,      <	<u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	NP           NP           NP           NP           NP           NP           NP           NP           C	NP           NP           NP           NP           NP           NP           NP           NP           C	
Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Automotive Service Station         Gas Station         Parking Garage, Private	202.2(c)           §§102, 202.2(c)           202.2(c)           §§102, 202.2(b)           §§102           §§102           §§102, 202.2(b), 202.5           §§102, 187.1, 202.2(b), 202.5           §§102, 187.1, 202.2(b)           §§102	<u>NP</u> <u>C</u> <u>C</u> <u>C</u>	NP           NP           NP           NP           NP           NP           NP           NP           NP	NP           NP           NP           NP           NP           NP           NP           NP	

1	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Industrial Use Category				
6	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Institutional Use Category	I	I		
'	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
0	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Job Training	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
10	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
13	Sales and Service Use Category				
14	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
14	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.0	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Motel	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Doctoringut	<u>202.2(a)</u> §§102,	$\mathbf{D}(2)$	ND	ND
22	<u>Restaurant</u>	<u>202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
22	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
23	Services, Financial	<u>\$102</u>	<u>P</u>	<u>C</u>	NP
24	Services, Fringe Financial	<u>§102</u>	<u>_</u>	NP	NP
05	Services, Limited Financial	<u>§102</u>	<u>_</u>	NP	NP
25		<del></del>	I —	l —	

4	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
1	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
0	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
3	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
-	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	Utility and Infrastructure Use Cat			1	
6	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
-	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>* Not listed below</u>				
0	(1) C required for 13 or more children				
9	(2) C required for seven or more persons. (3)Formula Retail NP for this use	-			
10	(4) Subject to Formula Retail Controls				
	(5) C if a Macro WTS Facility; P if a Mic	ro WTS Facility.			
11					
12	SEC. 750. NCT-1 – NEIGHBORH	OOD COMME	RCIAL TRAN	<u>SIT CLUSTE</u>	<u>R DISTRICT.</u>
13	NC-1 Districts are intended t	o serve as local	neighborhood	shopping dist	ricts, providing
14	convenience retail goods and service	es for the immed	liately surround	ling neighborl	hoods primarily during
15	daytime hours. NCT-1 Districts are l	located near ma	ijor transit serv	<u>ices. They are</u>	small mixed-use
16	clusters, generally surrounded by rea	sidential distric	ts, with small-s	cale neighborl	hood-serving
17	commercial uses on lower floors and	l housing above	. Housing dens	<u>ity is limited n</u>	ot by lot area, but by
18	the regulations on the built envelope	<u>of buildings, in</u>	<u>cluding height,</u>	bulk, setback	s, and lot coverage,
19	and standards for residential uses, including open space and exposure, and urban design guidelines.				
20	There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on				
21	critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-				
22	oriented character and transit function. Residential parking is not required and generally limited.				
23	Commercial establishments are discouraged from building excessive accessory off-street parking in				
24	order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.				
25					

1	<u>NCT-1 Districts are generall</u>	y characterized	by their location in residential neighborhoods. The		
2	commercial intensity of these distric	ts varies. Many	of these districts have the lowest intensity of		
3	commercial development in the City,	generally const	isting of small clusters with three or more		
4	commercial establishments, common	<u>ily grouped aroi</u>	Ind a corner; and in some cases short linear		
5	commercial strips with low-scale, in	terspersed mixed	d-use (residential-commercial) development.		
6	Building controls for the NCT-1 Dis	trict promote lo	w-intensity development which is compatible with		
7	the existing scale and character of the	hese neighborho	od areas. Commercial development is limited to		
8	one story. Rear yard requirements a	t all levels prese	erve existing backyard space.		
9	NCT-1 commercial use provi	isions encourage	e the full range of neighborhood-serving		
10	convenience retail sales and services	s at the First Sto	ory provided that the Use Size generally is limited to		
11	3,000 square feet. However, commen	rcial uses and fe	atures which could impact residential livability are		
12	prohibited, such as auto uses, financ	<u>sial services, ger</u>	neral advertising signs, drive-up facilities, hotels,		
13	and late-night activity; eating and di	rinking establish	ments are restricted, depending upon the intensity		
14	of such uses in nearby commercial d	listricts.			
15	Existing residential units are	protected by pr	ohibitions of conversions above the ground story		
16	and limitations on demolitions.				
17	Table 750. NEIGHBORH	OOD COMME	RCIAL TRANSIT CLUSTER DISTRICT NCT-1		
18		<u>ZONING CON</u>	TROL TABLE		
19			<u>NCT-1</u>		
10	Zoning Category	<u>\$</u>	<u>Controls</u>		
20	<u>References</u>				
21	BUILDING STANDARDS Massing and Setbacks				
22	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	Varies. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height sculpting		
23		260, 261.1,	required on Alleys per §261.1.		
		<u>270, 271. See</u> <u>also Height</u>			
24		and Bulk			
25		<u>District Maps</u>			

	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
1	<u>Floor Uses</u>		
2	<u>Rear Yard</u>	$\frac{\$\$ 130, 134,}{134(a)(a)}$	<u>Required at Grade level and at each succeeding</u> level or Story: 25% of lot depth, but in no case less
		<u>134(a)(e), 136</u>	than 15 feet
3	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
4	<u>Trom Selbuck and Side Turu</u>	<u>132, 133</u>	<u>Nor Required.</u>
	Street Frontage and Public Realm		
5	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
6	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
7			setbacks, parking and loading entrances, active
•			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration,
8			and gates, railings, and grillwork. Exceptions
9			permitted for historic buildings.
9			
10	Ground Floor Commercial	<u>§ 145.4</u>	Required on certain streets, see § 145.4 for more
11	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>information.</u> <u>Required on certain streets, see 155(r) for more</u>
	ventental Access Restrictions	<u>x 155(1)</u>	information.
12	Miscellaneous		
13	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> above
14	Planned Unit Development	<u>§ 304</u>	<u>C</u>
4 -	Canopy or Marquee	<u>§ 136.1</u>	<u>NP</u>
15	Awning	<u>§ 136.1</u>	<u>P</u>
16	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
		<u>604,</u> 607, 607.1,	
17		<u>608, 609</u>	
18	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
19		<u>604,</u> <u>608, 609, 610,</u>	
		<u>611</u>	
20	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
21		<u>Commerce and</u>	
<u> </u>		<u>Industry</u> <u>Element</u>	
22			
23	Zoning Category	\$	<u>Controls</u>
	Loning Curegory	<u>x</u>	Controls

23	Zoning Category	<u>\$</u>	<u>Controls</u>
24		<b>References</b>	
	<u>RESIDENTIAL STANDARDS A</u>	ND USES	
25	Development Standards		

		00105 100	100		0, 10
1	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet if private, or 133 square feet if</u> common		
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. P up to one space for each two Dwelling Units; C up to 0.75 spaces for		
3		<u>156, 166, 204.5</u>	each Dwelling U	<i>Init, subject to the</i> <i>ection 151.1(f); N</i>	criteria and
4			spaces per Dwell per §155.2. If ca	ling Unit. Bike pa r parking is provi	urking required ided, car share
5			<u>spaces are requi</u> <u>more per §166.</u>	red when a projec	<u>ct has 50 units or</u>
6	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling	g Units shall conto 9% of Dwelling Un drooms	
7			<u>di tedsi intee De</u>	arooms.	
8	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
9	Student Housing	<u>§ 102</u>	<u>P</u>		
9	Residential Uses	<u> </u>	<u> </u>	Controls By Stor	<u>v</u>
10			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
11	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
12 13	Dwelling Units, Senior Housing, and Group Housing.	<u>§ 102, 202.2(f).</u> <u>207, 208</u>	physical envelop open space, expo of this and other	osure and other ap Codes, as well as	ht, bulk, setbacks, pplicable controls s by applicable
14			design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
15	Accessory Dwelling Unit	<u>§§102,</u>		ting building enve	
16		<u>207(c)(4)</u>	Units. No limit in		or more Dwelling
17			<u>Units. ADUs may not eliminate or reduce ground-</u> story retail or commercial space.		
18	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code		
-	Loss and Division of Dwelling Uni	<u>ts</u>	<u>Controls by Story</u>		_
19			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
20	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Unit	<u>ts P per §207.8</u>
23					
24	L	1	l		

1	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>		
2	NON-RESIDENTIAL STANDAR	RDS AND USES	<u>S</u>			
3	Development Standards					
4	Floor Area Ratio	<u>§§ 102, 123,</u> 124	<u>1.8 to 1</u>			
5	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 2,999 sq</u> above	uare feet; C 3,00	00 square feet and	
6	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not		set forth in Section	
7		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		quired when a pro	<u>Section 155.2. Car</u> oject has 25 or	
8 9	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 2015	None required i		<u>s is less than 10,000</u> 1 per §161.	
	Commercial Use Characteristics	<u>204.5</u>				
10	Drive-up Facility	<u>§102</u>	<u>NP</u>			
11	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
10	Hours of Operation	<u>§102</u>	<u>P 6 a.m 11 p.m</u>	n.; C 11 p.m 2	<u>a.m.</u>	
12	Maritime Use	<u>§102</u>	<u>NP</u>			
13	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
14	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>	
14	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>			
15			<u>(</u>	<u>Controls by St</u>	<u>ory</u>	
16	Agricultural Use Category	1	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
-	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
17	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
18	<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
19	Automotive Use Category					
20	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
21	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
22	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
23	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
24	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
25	Entertainment, Arts and Recreation Use Category					

1	Entertainment, Arts and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
т	Industrial Use Category				
5	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Institutional Use Category	<u>202.2(u)</u>			
-	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
7	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
8	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Medical Cannabis Dispensary	<u>§§102,</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
9	Philanthropic Admin. Services	<u>202.2(e)</u> <u>§102</u>	NP	NP	NP
10	Public Facilities	<u>§102</u>	<u><u>C</u></u>	<u>C</u>	<u><u>C</u></u>
4.4	Residential Care Facility	<u>§102</u>	<u> </u>	$\underline{P(3)}$	<u>–</u> P(3)
11	Sales and Service Use Category	1.	1-		
12	Retail Sales and Service Uses*	<u>§§102,</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
13		<u>202.2(a)</u>			
15	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Animal Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
45	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	Hotel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
47	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Massage, Foot/Chair</u>	<u>§102</u> <u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
40	<u>Mortuary</u> <u>Motel</u>	<u>§102</u> <u>§§102,</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
19	Molet	$\frac{88102}{202.2(a)}$	<u>101</u>	<u>1v1</u>	<u>1<b>v1</b></u>
20	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C(5)</u>	<u>NP</u>	<u>NP</u>
21	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Services, Health	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	Services, Instructional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

	Storage, Self	<u>§102</u>	NP	NP	NP	
1	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u><u>C</u></u>	NP	<u>NP</u>	
2	Trade Shop	<u>§102</u>	<u>P</u>	NP	NP	
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
3	Design Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
4	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
-	Utility and Infrastructure Use C			I		
5	Utility and Infrastructure*	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>	
6	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	<u>Public Utilities Yard</u> * Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
1	· Not listed below					
8	(1) C required for ground floor Resid (2) C required for 13 or more children					
9	(3) C required for seven or more pers	ons; NP on 3rd fl	oor for seven or n	<u>iore persons.</u>		
4.0	(4) P if located more than <sup>1</sup> /4 mile from controls; otherwise, same as more res		or Restricted Use	e Sub district with	more restrictive	
10	(5) C if located more than 1/4 mile from		or Restricted Use	e Sub district with	more restrictive	
11	<u>controls; otherwise, same as more res</u> (6) C if a Macro WTS Facility; P if a		:4,			
12		WICTO WIS FUCI	<u></u>			
	SEC 751 NCT-2 - SMALL-SC	ALE NEIGHE	RORHOOD CO	OMMERCIAL	TRANSIT DISTRICT	
13	13 <u>SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.</u>					
14	<u>NCT-2 Districts are trans</u>	it-oriented mix	ed-use neighbo	orhoods with sn	<u>ıall scale commercial</u>	
15	uses near transit services. The NO	CT-2 Districts a	are mixed use a	listricts that su	pport neighborhood-	
16	serving commercial uses on lower floors and housing above. These Districts are well-served by public					
17	7 <i>transit and aim to maximize residential and commercial opportunities on or near major transit</i>					
18	$\frac{1}{3}$ services. The District's form is generally linear along transit-priority corridors, though may be					
19	g concentric around transit stations or in broader areas where multiple transit services criss-cross the					
20	neighborhood Housing density is limited not by let anon but by the negulations on the built employe of					
21	1 <i>buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,</i>					
22	including open space and exposure, and urban design guidelines. There are prohibitions on access					
23	(e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial					
24	and transit street frontages to pre	serve and enho	ance the pedest	rian-oriented c	haracter and transit	
25	function. Residential parking is not required and generally limited. Commercial establishments are					
20						

3       NCT-2 Districts are intended to provide convenience goods and services to the surrounding         4       neighborhoods as well as limited comparison shopping goods for a wider market. The range of         5       comparison goods and services offered is varied and often includes specialty retail stores, restaurants,         6       and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,         7       which approximate or slightly exceed the standard development pattern. Rear yard requirements above         8       the ground story and at residential levels preserve open space corridors of interior blocks.         9       Most new commercial development is permitted at the ground and second stories.         10       Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment         11       uses, however, are confined to the ground story. The second story may be used by some retail stores.         12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.	2	oriented character of the district and prevent attracting auto traffic.				
5       comparison goods and services offered is varied and often includes specialty retail stores, restaurants,         6       and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,         7       which approximate or slightly exceed the standard development pattern. Rear yard requirements above         8       the ground story and at residential levels preserve open space corridors of interior blocks.         9       Most new commercial development is permitted at the ground and second stories.         10       Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment         11       uses, however, are confined to the ground story. The second story may be used by some retail stores.         12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       ITANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19       Zoning Category       §         10       References       Ital, and HII12 for more information. Height	3	NCT-2 Districts are intended to provide convenience goods and services to the surrounding				
6       and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,         7       which approximate or slightly exceed the standard development pattern. Rear yard requirements above         8       the ground story and at residential levels preserve open space corridors of interior blocks.         9       Most new commercial development is permitted at the ground and second stories.         10       Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment         11       uses, however, are confined to the ground story. The second story may be used by some retail stores,         12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       Iteration for the group of existing and Selbacks         20       Efferences         21       Massing and Selbacks         22       Iteight and Bulk Limits.         23	4	neighborhoods as well as limited co	mparison shopp	ing goods for a wider market. The range of		
7       which approximate or slightly exceed the standard development pattern. Rear yard requirements above         8       the ground story and at residential levels preserve open space corridors of interior blocks.         9       Most new commercial development is permitted at the ground and second stories.         10       Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment         11       uses, however, are confined to the ground story. The second story may be used by some retail stores,         12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       Itel to the ground Story References         19       Quing Category       §         20       BUILDING STANDARDS         21       Massing and Setbacks         22       100, 250–252, 200, 261, 1, 270, 271. See theight and Bulk Map Sheets HTOS, HTOS, 200, 261, 1, 270, 271. See theight and Bulk Map S	5	comparison goods and services offer	red is varied and	d often includes specialty retail stores, restaurants,		
8       the ground story and at residential levels preserve open space corridors of interior blocks.         9       Most new commercial development is permitted at the ground and second stories.         10       Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment         11       uses, however, are confined to the ground story. The second story may be used by some retail stores,         12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19       Quining Category       §         20       BUILDING STANDARDS         21       Massing and Setbacks         22       Height and Bulk Limits.       § 102, 217. See disc Hittight and Huk Map Sheets HT08.         23       Zoning Category       Store.       Massing and Setbacks         24	6	and neighborhood-serving offices. T	The small-scale a	listrict controls provide for mixed-use buildings,		
9       Most new commercial development is permitted at the ground and second stories.         10       Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment         11       uses, however, are confined to the ground story. The second story may be used by some retail stores,         12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19       Zoning Category       §         20       References       NCT-2         21       Massing and Setbacks       Yaries. See Height and Bulk Map Sheets HT08.         22       106, 250–252.       Yaries. See Height and Bulk Map Sheets HT08.         23       24       106, 250–252.       Yaries. See Height and Bulk Map Sheets HT08.         24       104       105, 250–252.       Yaries, See Height and Bulk M	7	which approximate or slightly excee	d the standard a	levelopment pattern. Rear yard requirements above		
10       Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment         11       uses, however, are confined to the ground story. The second story may be used by some retail stores,         12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19       Quing Category       §         20       References       Controls         21       Massing and Setbacks       Height and Bulk Limits.       § \$102, 105, 106, 250-252, 260, 261, 1, 270, 271, See alloy for more information. Height sculpting required on Alleys per \$261.1         23       24       Alloy height and mark for the sculpting required on Alleys per \$261.1	8	the ground story and at residential l	evels preserve o	pen space corridors of interior blocks.		
11       uses, however, are confined to the ground story. The second story may be used by some retail stores,         12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19 <ul> <li>Zoning Category</li> <li>S</li> <li>References</li> <li>Massing and Setbacks</li> <li>Height and Bulk Limits.</li> <li>St 102, 105, 106, 250-252, 260, 261, 1</li> <li>20, 271, See also Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261, 1</li> <li>Sculpting required on Alleys per §261, 1</li> <li>Sculpting required on Alleys per §261, 1</li> </ul>	9	Most new commercial develo	opment is permit	ted at the ground and second stories.		
12       personal services, and medical, business and professional offices. Parking and hotels are monitored at         13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19 <ul> <li></li></ul>	10	Neighborhood-serving businesses an	re strongly enco	uraged. Eating and drinking and entertainment		
13       all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the         14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19       Xoning Category       §         20       References         21       Massing and Setbacks         22       Height and Bulk Limits.       §\$ 102, 105, 106, 250-252, 260, 261, 1, 270, 271, 58e also Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height and Bulk Implant and Bulk Map Sheets String.         23       Zoning category       String also Height and Bulk Implant and Bulk Map Sheets String.         24       Varies, See Height and Alleys per §261.1       Sculpting required on Alleys per §261.1	11	uses, however, are confined to the g	round story. The	e second story may be used by some retail stores,		
14       livability within and around the district, and promote continuous retail frontage.         15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19 <ul> <li></li></ul>	12	personal services, and medical, busi	ness and profes	sional offices. Parking and hotels are monitored at		
15       Housing development in new buildings is encouraged above the ground story. Existing         16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19       20         19       Xeferences         20       8         21       Massing and Setbacks         22       Height and Bulk Limits.         23       260.261.1, 270.271. See also Height and Bulk       Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per \$261.1	13	all stories. Limits on late-night activ	ity, drive-up fac	ilities, and other automobile uses protect the		
16       residential units are protected by limitations on demolition and upper-story conversions.         17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19       Xoring Category         20       References         21       Massing and Setbacks         22       Height and Bulk Limits.         23       20, 261.1, 270, 271. See also Height and Bulk Map Sheets HT08. HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1         24       And Bulk Directive Many	14	livability within and around the dist	rict, and promot	e continuous retail frontage.		
17       Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL         18       TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE         19       NCT-2         20       NCT-2         20       Seferences         21       Massing and Setbacks         22       Height and Bulk Limits.       §§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1         24       District Many       Varies. See Height and Bulk Set	15	Housing development in new	<u>buildings is en</u>	couraged above the ground story. Existing		
18     TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE       19     NCT-2       20     X       20     Keferences       21     Massing and Setbacks       22     Height and Bulk Limits.       23     Stand Bulk Limits.       24     Same and Setbacks	16	residential units are protected by lin	iitations on dem	polition and upper-story conversions.		
19       NCT-2         20       S       Controls         20       References       Controls         21       Massing and Setbacks       Varies. See Height and Bulk Map Sheets HT08.         22       Height and Bulk Limits.       \$\$ 102, 105, 106, 250-252, 260, 261.1.       Varies. See Height and Bulk Map Sheets HT08.         23       24       Built Limits.       \$\$ 102, 105, 106, 250-252, 260, 261.1.       Varies. See Height and Bulk Map Sheets HT08.         24       District Maps       District Maps       District Maps	17	Table 751. SMAL	L-SCALE NEI	GHBORHOOD COMMERCIAL		
Zoning Category       §       Controls         20       References       Controls         21       Massing and Setbacks       Varies. See Height and Bulk Map Sheets HT08, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps         24       Image: Controls of the second	18	TRANSIT DIS	TRICT NCT-2	ZONING CONTROL TABLE		
20References21BUILDING STANDARDS21Massing and Setbacks22Height and Bulk Limits.23\$\$ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk Map Sheets HT08, 270, 271. See also Height and Bulk District Maps24Image: District Maps	19	Zoning Category	8			
Massing and Setbacks         22       Height and Bulk Limits.       §§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk       Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1         24       also Height and Bulk District Maps       District Maps	20			<u>connois</u>		
22Height and Bulk Limits.§§ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk District MapsVaries. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per §261.1	21					
23260, 261.1, 270, 271. See also Height and Bulk District Mapssculpting required on Alleys per §261.1	22	Height and Bulk Limits.         §§ 102, 105,         Varies. See Height and Bulk Map Sheets HT08,				
24 <u>also Height</u> and Bulk District Maps	23		260, 261.1,			
25	24		also Height			
	25		District Maps			

discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-

1	<u>5 Foot Height Bonus for Active Ground</u> Floor Uses	<u>§ 263.20</u>	<u>P</u>
2 3	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u> <u>it contains a Dwelling Unit: 25% of lot depth, but in</u>
4			<u>no case less than 15 feet</u>
5	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
	Street Frontage and Public Realm		
6	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
7	<u>Improvements</u> Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
8	Street Fromuge Requirements	<u>§ 145.1</u>	<u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-level
9			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
10			<u>historic buildings.</u>
11	Ground Floor Commercial	<u>§ 145.4</u>	Required on certain streets
12	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Required on certain streets, see 155(r) for more</u> <u>information.</u>
13	Miscellaneous		
14	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
15	Planned Unit Development	<u>§ 304</u>	<u>C</u>
	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
16 17	Signs	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	As permitted by Section § 607.1
4.0		<u>608, 609</u>	
18 19	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
20		<u>608, 609, 610,</u> <u>611</u>	
	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
21		Industry	
22		<u>Element</u>	
23	Zaning Catagory	6	Control
24	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>

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**RESIDENTIAL STANDARDS AND USES** 

Development Standards					
<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u> per unit if common			
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> 156, 166, 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling			
	<u>150, 100, 204.5</u>	<u>Unit. Bike parking required per § 155.2. If car</u> parking is provided, car share spaces are required when a project has 50 units or more per §166.			
Dwelling Unit Mix	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two</u> <u>Bedrooms, or 30% of Dwelling Units shall contain at</u>			
		least three Bedrooms.			
<u>Use Characteristics</u>	8 102	D			
Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
Student Housing	<u>§ 102</u>	<u>P</u> Controls By Story			
<u>Residential Uses</u>		<u>1<sup>st</sup></u>	$\frac{Controls By St}{2^{nd}}$	$\underline{3^{rd}+}$	
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
Dwelling Units, Senior Housing, and Group Housing.	<u>§ 102, 202.2(f),</u> <u>207, 208</u>	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
Accessory Dwelling Unit	$\frac{\$\$102}{207(c)(4)}$	<u><i>P</i> within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.			
	207(0)(1)	No limit in buildings with 5 or more Dwelling ADUs may not eliminate or reduce ground-st			
				ce ground-story	
Homeless Shelters	§§ 102, 208	retail or commercial space. Density limits regulated by the Administrative Code			
Loss and Division of Dwelling Ur		<u>Controls by Story</u>			
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Division of Dwelling Units	<u>§207.8</u>	Division of exist	ting Dwelling Un	<i>its P per §207.8</i>	
Zoning Category	<u>\$</u>		<b>Controls</b>		

NON-RESIDENTIAL STANDARDS AND USES

Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>		
<u>rioor meu kuno</u>	<u>88 102, 123,</u> <u>124</u>	2.5 10 1		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 3,999</u>	square feet; C 4,	000 square feet a
	001451 150	<u>above</u>		
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> 151.1, 153 -	Car parking not required. Limits set forth in S 151.1. Bike parking required per Section 155.		
	<u>156, 166, 204.5</u>	share spaces required when a project has 25 of		
Off Street Engight Lagding	88 150 152	parking spaces per §166. None required if gross floor area is less than 10, square feet. Exceptions permitted per §161.		
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u>			
	204.5			
Commercial Use Characteristic	C <u>S</u>			
Drive-up Facility	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>		
<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>		
Walk-up Facility	<u>§102</u>	<u>P</u>		
		<u>Controls by Story</u>		
Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Agriculture, Neighborhood</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u>		NP	<u>NP</u>	<u>NP</u>
<u>Automotive Use Category</u> <u>Automotive Uses*</u>	<u>§§102,</u> 202.2(b)			
	<u>202.2(b)</u> <u>§102</u>	<u><u> </u></u>	<u>NP</u>	<u>NP</u>
Automotive Uses*	<u>202.2(b)</u>		<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
Automotive Uses* Automotive Repair	<u>202.2(b)</u> <u>§102</u> §§102, 187.1,	<u>C</u>		
Automotive Uses*         Automotive Repair         Automotive Service Station	202.2(b)           §102           §\$102, 187.1,           202.2(b), 202.5           §\$102, 187.1,	<u>C</u> <u>C</u>	<u>NP</u>	<u>NP</u>
Automotive Uses*         Automotive Repair         Automotive Service Station         Gas Station	202.2(b)           §102           §\$102, 187.1, 202.2(b), 202.5           §\$102, 187.1, 202.2(b)	<u>C</u> <u>C</u> <u>C</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
Automotive Uses*         Automotive Repair         Automotive Service Station         Gas Station         Parking Garage, Private	202.2(b)           §102           §\$102, 187.1, 202.2(b), 202.5           §\$102, 187.1, 202.2(b)           §\$102	<u>C</u> <u>C</u> <u>C</u>	<u>NP</u> <u>NP</u> <u>C</u>	<u>NP</u> <u>N</u> C

1	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
2	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
2	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
3	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
4	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
4	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	Industrial Use Category					
6	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	Institutional Use Category					
I	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
8	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	
0	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
9	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>	
10	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>	
12	Sales and Service Use Category	1		I		
13	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>	
14	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
17	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
15	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>	
16	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
17	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
17	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
18	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
40	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
19	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
20	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
21	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>	
22	Restaurant, Limited	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>	
23	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
25	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	

	Tobacco Paraphernalia Store	<u>§102</u>			ND		
1	<u>Trade Shop</u>	<u>§102</u> §102	<u><u>C</u> <u>P</u></u>	<u>NP</u> <u>C</u>	<u>NP</u> <u>NP</u>		
2	Non-Retail Sales and Service*	<u>§102</u> §102	<u>NP</u>	<u>NP</u>	<u>NP</u>		
2	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
3	<u>Trade Office</u>	<u>§102</u>	<u> </u>	<u> </u>	NP		
4	Utility and Infrastructure Use (	Category					
	Utility and Infrastructure*	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>		
5	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
6	Public Utilities Yard§102NPNP						
7	* Not listed below						
7	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)						
8	(2) C required for 13 or more children (3) C required for seven or more persons.						
9	(3) C required for seven or more persons. (4) C if a Macro WTS Facility; P if a Micro WTS Facility.						
10	<u>SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT</u>						
11	<u>DISTRICT.</u>						
12	NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of						
13	varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that						
14	support neighborhood-serving commercial uses on lower floors and housing above. These districts are						
15	well-served by public transit and aim to maximize residential and commercial opportunities on or near						
16	major transit services. The district's form can be either linear along transit-priority corridors.						
17	concentric around transit stations, or broader areas where transit services criss-cross the						
18	neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of						
19	buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses,						
20	including open space and exposure, and urban design guidelines. Residential parking is not required						
21	and generally limited. Commercial establishments are discouraged or prohibited from building						
22	accessory off-street parking in order to preserve the pedestrian-oriented character of the district and						
23	prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-						
24	street parking and loading on critical stretches of NC and transit streets to preserve and enhance the						
25	pedestrian-oriented character and transit function.						

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1	NCT-3 Districts are intend	ded in most cases t	o offer a wide variety of comparison and specialty			
2	goods and services to a population greater than the immediate neighborhood, additionally providing					
3	convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of					
4	the longest linear commercial str	eets in the City, sor	ne of which have continuous retail development for			
5	many blocks. Large-scale lots and	d buildings and wid	le streets distinguish the districts from smaller-			
6	scaled commercial streets, althou	igh the districts ma	y include small as well as moderately scaled lots.			
7	Buildings may range in height, w	ith height limits va	rying from four to eight stories.			
8	NCT-3 building standards	<u>s permit moderately</u>	v large commercial uses and buildings. Rear yards			
9	are protected at residential levels	<u>.</u>				
10	A diversified commercial	environment is enc	ouraged for the NCT-3 District, and a wide variety			
11	of uses are permitted with special	l emphasis on neigl	borhood-serving businesses. Eating and drinking,			
12	entertainment, and financial serve	<u>ice uses generally a</u>	are permitted with certain limitations at the first			
13	and second stories. Auto-oriented	l uses are somewha	t restricted. Other retail businesses, personal			
14	services and offices are permitted	l at all stories of ne	w buildings. Limited storage and administrative			
15	service activities are permitted wi	ith some restriction	<u></u>			
16	Housing development in n	new buildings is end	couraged above the second story. Existing			
17	residential units are protected by	limitations on dem	olitions and upper-story conversions. Accessory			
18	Dwelling Units are permitted with	hin the district purs	suant to subsection 207(c)(4) of this Code.			
19	<u>Table 752. MODI</u>	ERATE-SCALE N	EIGHBORHOOD COMMERCIAL			
20	TRANSIT DISTRICT NCT-3 ZONING CONTROL TABLE					
21			<u>NCT-3</u>			
22	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>			
	<b>BUILDING STANDARDS</b>	References				
23	Massing and Setbacks					
24						
25						

		88 102 105	
1	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> 106, 250—252,	<u>Varies. See Height and Bulk Map Sheets HT02 and</u> HT07 for more information. Height sculpting
·		260, 261.1,	required on Alleys per §261.1.
2		270, 271. See	
		<u>also Height</u>	
3		and Bulk	
1	5 Foot Height Bonus for Active Ground	<u>District Maps</u> § 263.20	<u>P</u>
4	<u>S Foor Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 203.20</u>	<u>r</u>
5	Rear Yard	§§ 130, 134,	Required at the lowest Story containing a Dwelling
•		$\frac{33}{134(a)(e)}, 126$	Unit, and at each succeeding level or Story of the
6			Building: 25% of lot depth, but in no case less than
			<u>15 feet</u>
7			
8	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
	Street Frontage and Public Realm		
9	Streetscape and Pedestrian	<u>§138.1</u>	Required
10	<u>Improvements</u>		
10	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
11			setbacks, parking and loading entrances, active uses,
			ground floor ceiling height, street-facing ground-
12			<u>level spaces, transparency and fenestration, and</u> gates, railings, and grillwork. Exceptions permitted
			for historic buildings.
13			<u>,</u>
14			
14	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on certain streets, see § 145.4 for more</u>
15		8 155()	information.
	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Market Street, Church Street, and</u> Mission Street. C required on Duboce Street, Haight
16			Street
17	Miscellaneous		
17	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
18	Loi Size (1 er Development)	<u>88 102, 121.1</u>	above
	Planned Unit Development	<u>§ 304</u>	<u>C</u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u> </u>
20	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
20	<u></u>	<u>604,</u>	<u></u>
21		<u>607, 607.1,</u>	
21		<u>608, 609</u>	
22	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
		<u>604,</u>	
23		<u>608, 609, 610,</u>	
24		<u>611</u>	
24			

1 2	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines			
3						
4	Zoning Category	<u>§</u> References	<u>Controls</u>			
5	<u>RESIDENTIAL STANDARDS A</u>					
	<u>Development Standards</u>	-				
6	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet pe</u> per unit if comm		<u>or 100 square feet</u>	
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. P up to		
8		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		<u>C up to 0.75 space</u> tted above .75 sp		
9		100, 100, 2010	<u>Unit . Not permitted above .75 spaces per Dwelling</u> <u>Unit. Bike parking required per § 155.2. If car</u> parking is provided, car share spaces are required			
10	Dwelling Unit Mix	<u>§ 207.6</u>	<b>.</b> .	<u>as 50 units or ma</u> Units shall cont		
11		<u></u>	Bedrooms.			
	Use Characteristics	Use Characteristics				
12	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
13	Student Housing	<u>§ 102</u>	<u>P</u>			
-	<u>Residential Uses</u>		<u>Controls By Story</u>			
14			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$	
15	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
16	<u>Dwelling Units, Senior Housing, and</u> Group Housing	<u>§ 102,</u> 202.2(f),207,		ensity limit by lot vsical envelope co		
10		208	bulk, setbacks, o	pen space, expos	ure and other	
17				<u>ols of this and oth</u> design guideline	<u>her Codes, as well</u> s. applicable	
18				ea plans of the Ge		
10			design review by the Planning Department.			
19	Accessory Dwelling Unit	$\frac{\$\$102}{207(2)(4)}$		ting building env		
20		<u>207(c)(4)</u>	allowed in buildings with 4 or fewer Dwelling Units No limit in buildings with 5 or more Dwelling Units			
21			<u>ADUs may not eliminate or reduce ground-story</u> <u>retail or commercial space.</u>			
۲ ا	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code			
22	Loss and Division of Dwelling Un	<u>vits</u>	<u>Controls by Story</u>			
23			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
24	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	

1	Division of Dwelling Units	<u>§207.8</u>	Division of existing Dwelling Units P per §207.8				
2							
3	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>				
4	NON-RESIDENTIAL STANDA	RDS AND USES	<u>S</u>				
5	Development Standards						
6	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>				
7	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 s</u> above	equare feet; C 6,0	000 square feet and		
8 9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	151.1. Bike par	rking required pe equired when a p	s set forth in Section r Section 155.2. Car roject has 25 or more		
10	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5	None required		a is less than 10,000 d per §161.		
11		204.5					
12	Commercial Use Characteristics						
13	Drive-up Facility	<u>§102</u>	<u>NP</u>				
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
14	Hours of Operation	<u>§102</u>	<u>No Limit</u>				
15	Maritime Use	<u>§102</u>	<u>NP</u>				
10	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>				
16	Outdoor Activity Area	<u>§§102,145.2</u>	· · ·	front; C if located	<u>d elsewhere</u>		
17	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>				
				Controls by S	<u>Story</u>		
18	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
19	Agriculture, Neighborhood	<u>§§102.</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>		
20	Agriculture, Large Scale Urban	<u>§§102.</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>		
21	<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
22	Automotive Use Category						
22	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
24	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
25	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		

1	Parking Lot, Private	<u> </u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
•	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Vehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
_	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Entertainment, Arts and Recreation	on Use Categor	<u>v</u>		
6	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
•	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Industrial Use Category				
11	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Institutional Use Category				-
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	DR	<u>NP</u>	<u>NP</u>
15	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Sales and Service Use Category				-
17	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
04	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
00	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
23	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>

1	<u>Restaurant, Limited</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>		
0	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
2	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>		
3	Services, Limited Financial	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>NP</u>		
	Services, Retail Professional	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>		
4	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
5	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		
6	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
7	Design Professional	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>		
•	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
8	Storage, Commercial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
9	<u>Trade Office</u>	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>		
9	Utility and Infrastructure Use C	Category					
10	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>		
11	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
11	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
12	* Not listed below						
13 14	(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)						
15	<u>Boundaries:</u> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NCT-3 Neighborhood <u>Commercial District.</u> <u>Controls:</u> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section						
16	249.35. Outside the FFSRUD and its	1/4 mile buffer, fri	nge financial serv	vices are P subjec	t to the restrictions set		
17	(3) CU FOR LIMITED FINANCIAL S <b>Boundaries:</b> Applicable only for the p			pet West of Octavi	a Roulevard		
18	<u>Controls:</u> A Conditional Use authoriz, Services, Design Professional, and Tr	ation is required fo	or a Limited Fina				
19	(4) C if a Macro WTS Facility; P if a Micro WTS Facility.						
20	20						
21	<sup>21</sup> SEC. 735. <u>753.</u> SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.						
22	) * * * *						
23	3						
24	<u>Table 753. SOMA NE</u>	<u>IGHBORHOO</u>	DD COMMER	CIAL TRANS	<u>IT DISTRICT</u>		
25	ZONING CONTROL TABLE						

		<u>SoMa NCT</u>
Zoning Category	<u>§ References</u>	<u>Controls</u>
<b>BUILDING STANDARDS</b>		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> Height and Bulk	Varies. See Height and Bulk Map Sheets HT01 HT08 for more information. Height sculpting required on Alleys per §261.1.
	District Maps	
5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Required at the lowest Story containing a Dwe Unit, and at each succeeding level or Story of Building: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
Street Frontage and Public Realm	102,100	<u> </u>
Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parka</u> setbacks, parking and loading entrances, activ uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork
		Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on 6th Street for its entirety within the</u> District
Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on 6th Street for its entirety within District
<u>Miscellaneous</u>	I	
Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square fee</u> and above
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
	<u>607, 607.1, 608,</u> 609	
	<u> </u>	

3     Design Guidelines     General Plan Commerce and Industry Element     Subject to the Urban Design Guidelines	1 2	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
	3	<u>Design Guidelines</u>	Commerce and	Subject to the Urban Design Guidelines
	4			

6	Zoning Category	<u>§ References</u>		<u>Controls</u>		
7	<b><u>RESIDENTIAL STANDARDS A</u></b> Development Standards	<u>ND USES</u>				
8	Usable Open Space [Per Dwelling]	<u> </u>	<u>80 square feet if private, or 100 square feet if common</u>			
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. P up to (		
10		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	Unit. Bike parkir	<u>C up to 0.75 spaces</u> ng required per § D led, car share spaces	155.2. If car	
11			when a project h	as 50 units or mor	<u>e per §166.</u>	
12	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.			
13	Use Characteristics	1				
14	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
45	Student Housing	<u>§ 102</u>	<u>P</u>			
15	<u>Residential Uses</u>			Controls By Story		
16			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup>+</u>	
17	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
18	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§ 102, 202.2(f),</u> <u>207, 208</u>	<u>No density limit by lot area. Density restricted by</u> <u>physical envelope controls of height, bulk,</u> <u>setbacks, open space, exposure and other</u>			
19				<u>ols of this and othe</u> design guidelines		
20			as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.			
21	Accessory Dwelling Unit	$\frac{\$\$102,}{207(c)(4)}$	<u><i>P</i> within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling			
22			<u>Units. No limit in buildings with 5 or more</u> <u>Dwelling Units. ADUs may not eliminate or reduce</u>			
23	Homeless Shelters	§§ 102, 208		<u>ail or commercial</u> gulated by the Adr		
24			Code			
25	Loss and Division of Dwelling Uni	ts		<u>Controls by Story</u>		
20						

1			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
2	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Division of Dwelling Units	<i>§207.8</i>	Division of exist	ing Dwelling Uni	ts P per §207.8
4		<u></u>		0	<b>f 0</b> · · · · ·

Zoning Category	<u>§ References</u>		<u>Controls</u>	<u>5</u>	
NON-RESIDENTIAL STAND	ARDS AND USES	5			
<u>Development Standards</u>					
Floor Area Ratio	§§ 102, 123,	2.5 to 1			
	<u>124</u>				
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 3,999</u> <u>above</u>	<u>square feet; C 4,</u>	<u>000 square fe</u>	
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking 1	not required. Lim	its set forth in	
	<u>151.1, 153 -</u>		<u>. Bike parking re</u>		
	<u>156, 166, 204.5</u>		<u>are spaces requin</u> re parking spaces		
Off-Street Freight Loading	§§ 150, 152,		d if gross floor a		
	<u>153 - 155, 161,</u>		e feet. Exceptions		
	204.5				
<u>Commercial Use Characteristic</u>		ND			
Drive-up Facility	<u>§102</u>	<u>NP</u>			
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>	<u> </u>		
<u>Hours of Operation</u>	<u>§102</u>	<u>P6a.m 2a</u>	.m.; C 2 a.m 6	<u>a.m.</u>	
<u>Maritime Use</u>	<u>§102</u>				
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
Outdoor Activity Area	<u>§§102,145.2</u>		n front; C if locat	<u>ed elsewhere</u>	
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>			
			Controls by	<u>Story</u>	
Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3ra</u>	
Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Automotive Use Category					
Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Automotive Repair	<i>§102</i>	<u>C</u>	NP	NP	

1	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Ū	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Entertainment, Arts and Recreation	n Use Category			
7	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	Open Recreation Area	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
9	Passive Outdoor Recreation	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	Industrial Use Category		_		
10	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Institutional Use Category	[		-	
	Institutional Uses*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Child Care Facility</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
13	<u>Community Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	Community Facility, Private	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
15	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P(3)</u>
17	Social Service or Philanthropic Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	Sales and Service Use Category		_		
18	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4.0	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Jewelry Store</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
1	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
2	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
_	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
3	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
4	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
5	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
6	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
U	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
7	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
8	Utility and Infrastructure Use Cat	egory					
0	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
9	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
10	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
10	Wireless Telecommunications Services	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>		
11	<u>Facility</u> <u>* Not listed below</u>						
12							
12	(1) C required for ground floor residentia	<u>ıl use when street fr</u>	ontage is listed in	<u>a 145.4(b)</u>			
13	(3) C required for seven or more persons	(2) C required for 13 or more children (3) C required for seven or more persons					
14	(4) C if a Macro WTS Facility; P if a Micro WTS Facility.						
14							
15	SEC. 736. 754. MISSION STREE	T NEIGHBOR	HOOD COM		ANSIT DISTRICT		
16	* * * *						
17	Table 754. MISSION STREET	<u>NEIGHBORH</u>	OOD COMMI	ERCIAL TRA	<u>NSIT DISTRICT</u>		

## Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

## **ZONING CONTROL TABLE**

19			Mission Street NCT
00	Zoning Category	<u>\$</u>	<u>Controls</u>
20		<u>References</u>	
21	<b>BUILDING STANDARDS</b>		
21	Massing and Setbacks		
22	Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheet HT07 for
		<u>106, 250—252,</u>	more information. Buildings above 65 feet require
23		<u>253.4, 260,</u>	<u>C. Height sculpting required on Alleys per §261.1.</u>
		<u>261.1, 270,</u>	
24		271. See also	
24		Height and	
25		Bulk District	
20		<u>Maps</u>	

1	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
2	Rear Yard	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the lowest Story containing a</u> <u>Dwelling Unit, and at each succeeding level or</u>
3			Story of the Building 25% of lot depth, but in no case less than 15 feet
4	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
5	Street Frontage and Public Realm		
6	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
7	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active
8			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and
9			fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
10	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on Mission Street for the entirety of the</u> District; 16th Street, between Guerrero and Capp
11			Streets;22nd Street, between Valencia and Mission Streets
12	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Mission Street for the entirety of the
13			District and on 16th Street between Guerrero and Capp Streets.
14	<u>Miscellaneous</u>		
15	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet</i></u> and above
16	Planned Unit Development	<u>§ 304</u>	<u>C</u>
10	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
17 18	Signs	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section § 607.1</u>
19	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
20		<u>604,</u> <u>608, 609, 610,</u> <u>611</u>	
21	<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
22		<u>Commerce and</u> <u>Industry</u>	
23		<u>Element</u>	
24	Zoning Category	§	Controls
25		<u>References</u>	

Zoning Category	<u>References</u>		<u>Controls</u>	
	<u>§</u>		~ .	
Division of Dwelling Units	<u>§207.8</u>	Division of ex	isting Dwelling U	Inits P per §207.8
<u>Residential Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Loss and Division of Dwelling Unit	<u>ts</u>		Controls by St	
		<u>Code</u>	- ·	
Homeless Shelters	§§ 102, 208	Density limits	regulated by the	Administrative
			ts. ADUs may not d-story retail or co	<u>eliminate or</u> ommercial space.
	<u>207(c)(4)</u>	Units. No lim	ildings with 4 or f it in buildings with	h 5 or more
Accessory Dwelling Unit	<u>§§102,</u>		xisting building e	
		elements and area plans of the General Plan, design review by the Planning Department.		
		well as by app		idelines, applicab
<u>Housing</u>	$\frac{202.2(f), 207,}{208}$	setbacks, open	1 space, exposure	and other
Dwelling Units, Senior Housing, Group	$\frac{\$\$ 102}{202.2(f)}$ 207		<u>it by lot area. De</u> lope controls of h	nsity restricted by
Residential Uses		<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By St</u> 2 <sup>nd</sup>	$\frac{3^{rd}+}{3^{rd}+}$
Student Housing	<u>§ 102</u>	<u>P</u>	Controla Dr. St	60m
Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
<u>Use Characteristics</u>		l		
		<u>Bedrooms, or</u> at least three		Units shall contai
Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwell	ing Units shall co	ntain at least two
		-	vided, car share s et has 50 units or i	spaces are require more per 8166
	<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		t <u>; C up to 0.75 spa</u> king required per	<u>aces per Dwelling</u> r § 155.2. If car
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking r		to 0.5 spaces per
Usable Open Space [Per Dwelling Unit]	<u>§§135, 136</u>	<u>80 square fee</u> common	<u>t if private, or 100</u>	) square feet if
<u>Development Standards</u>				

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I		

## NON-RESIDENTIAL STANDARDS AND USES

## 2 <u>Development Standards</u>

2	<u>Development Standards</u>				
3	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>		
4	<u>Use Size</u>	<u>§§102, 121.2</u>	<u><i>P up to 5,999 square feet; C 6,000 square feet and above</i></u>		
5 6	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
7 8	Off-Street Freight Loading	<u> </u>	None required	if gross floor are	
	Commercial Use Characteristics				
9	Drive-up Facility	<u>§102</u>	<u>NP</u>		
10	<u>Formula Retail</u>	<u>§§102,303.1</u>	<u>C</u>		
10	Hours of Operation	<u>§102</u>	<u>No Limit</u>		
11	Maritime Use	<u>§102</u>	<u>NP</u>		
10	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
12	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>		
13	Walk-up Facility	<u>§102</u>	<u>P</u>		
			Controls by Story		
14	Agricultural Use Category		1st	2nd	3rd+
15	<u>Agriculture, Neighborhood</u>	<u>\$§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
16	Agriculture, Large Scale Urban	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Greenhouse</u>	<u>§§102.</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Use Category</u>	1			
19	<u>Automotive Uses*</u>	<u>§§ 102, 142,</u> <u>156</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
20	<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Automotive Service Station</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	Automotive Wash	<u>§§102,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Gas Station</u>	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>

4	Services, Ambulance	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Entertainment, Arts and Recreation	Use Category			
2	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	Movie Theater	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
0	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Industrial Use Category		•		
8	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Institutional Use Category			•	
9	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
4.0	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Sales and Service Use Category	1	I	I	
14	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	Restaurant, Limited	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
25	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>

	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>							
1	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>							
2	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>							
2	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>							
3	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>							
4	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>							
5	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>							
5	<u>Utility and Infrastructure Use Cate</u>		<i>C</i> (2)	C(2)	C(2)							
6	<u>Utility and Infrastructure*</u>	<u>§102</u> \$102	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>							
7	<u>Power Plant</u> Public Utilities Yard	<u>§102</u> §102	<u>NP</u> NP	<u>NP</u> NP	<u>NP</u> NP							
1	* Not listed below	<u>§102</u>	<u>1<u>v1</u></u>	<u>IVI</u>	<u>101</u>							
8	(1) C required for ground floor residentia	u uga whan streat f	nontago is listed in	1.45 A(b)								
9	(1) C required for ground floor residentia	u use when street fi	oniage is tistea in	14J.4(0)								
	(2)FRINGE FINANCIAL SERVICE REST											
10	Boundaries: The FFSRUD and its ¼ mile Commercial Transit District.	e buffer includes, bi	<u>ut is not limitea to,</u>	the Mission Stre	<u>eet Neignbornooa</u>							
11	Controls: Within the FFSRUD and its 1/4 i											
4.0	unless Fringe Financial Service is a Non- services are P subject to the restrictions s			/4 mile buffer, fri	<u>nge financial</u>							
12		·	· · · · · · · · · · · · · · · · · · ·		services are P subject to the restrictions set forth in subsection 249.35(c)(3).							
13	(3) C if a Macro WTS Facility; P if a Mic	<u>ro WTS Facility.</u>										
14 15	(3) C if a Macro WIS Facility; P if a Mic SEC737. <u>755.</u> -OCEAN AVENUE * * * *		IOOD COMM	ERCIAL TR	ANSIT DISTRICT.							
14	SEC737. 755OCEAN AVENUE	ENEIGHBORH										
14 15	SEC737. 755OCEAN AVENUE * * * * Table 755. OCEAN AVENUE	ENEIGHBORH	OOD COMME									
14 15 16 17	SEC737. 755OCEAN AVENUE * * * * Table 755. OCEAN AVENUE	E NEIGHBORH <u>NEIGHBORH</u>	OOD COMME TROL TABLE		NSIT DISTRICT							
14 15 16 17 18	SEC737. 755OCEAN AVENUE * * * * Table 755. OCEAN AVENUE	E NEIGHBORH <u>NEIGHBORH</u> ZONING CON	OOD COMME TROL TABLE	RCIAL TRAI	NSIT DISTRICT							
14 15 16 17	SEC737. 755OCEAN AVENUE * * * * <u>Table 755. OCEAN AVENUE</u> <u>Zoning Category</u>	E NEIGHBORH <u>NEIGHBORH</u> ZONING CON	OOD COMME TROL TABLE	RCIAL TRAI	NSIT DISTRICT							
14 15 16 17 18	SEC737. 755OCEAN AVENUE * * * * <u>Table 755. OCEAN AVENUE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	E NEIGHBORH <u>NEIGHBORH</u> ZONING CON	OOD COMME TROL TABLE	RCIAL TRAI	NSIT DISTRICT							
14 15 16 17 18 19	SEC737. 755OCEAN AVENUE * * * * <u>Table 755. OCEAN AVENUE</u> <u>Zoning Category</u>	NEIGHBORH	OOD COMME TROL TABLE Ou	<u>RCIAL TRAI</u> <u>cean Avenue</u> <u>Controls</u> ally 45-X. See F	NSIT DISTRICT NCT Height and Bulk							
14 15 16 17 18 19 20	SEC737. 755OCEAN AVENUE * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks	E NEIGHBORH <u>NEIGHBORH</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u>	<u>OOD COMME</u> TROL TABLE <u>O</u>	RCIAL TRAN cean Avenue A <u>Controls</u> ally 45-X. See H for more inform	NSIT DISTRICT NCT Height and Bulk ation. Height							
14 15 16 17 18 19 20 21	SEC737. 755OCEAN AVENUE * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks	E NEIGHBORH <u>NEIGHBORH</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>106, 250–252,</u> <u>260, 261.1,</u>	OOD COMME TROL TABLE O Varies, but gener Map Sheet HT12	RCIAL TRAN cean Avenue A <u>Controls</u> ally 45-X. See H for more inform	NSIT DISTRICT NCT Height and Bulk ation. Height							
14 15 16 17 18 19 20 21 22	SEC737. 755OCEAN AVENUE * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	NEIGHBORH         NEIGHBORH         ZONING CON         \$         References         \$         106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk         District Maps	OOD COMME TROL TABLE Ou Varies, but gener Map Sheet HT12 sculpting require	RCIAL TRAN cean Avenue A <u>Controls</u> ally 45-X. See H for more inform	NSIT DISTRICT NCT Height and Bulk ation. Height							
14 15 16 17 18 19 20 21 22 23	SEC737. 755OCEAN AVENUE * * * * Table 755. OCEAN AVENUE Zoning Category BUILDING STANDARDS Massing and Setbacks	E NEIGHBORH <u>NEIGHBORH</u> <u>ZONING CON</u> <u>§</u> <u>References</u> <u>§</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u>	OOD COMME TROL TABLE O Varies, but gener Map Sheet HT12	RCIAL TRAN cean Avenue A <u>Controls</u> ally 45-X. See H for more inform	NSIT DISTRICT NCT Height and Bulk ation. Height							

	References	
Zoning Category	<u>§</u> Beforences	<u>Controls</u>
Design Guidelines	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Orban Design Guidelines
<u>General Advertising Signs</u> <u>Design Guidelines</u>	<u>\$\$ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u> General Plan	<u>NP</u> Subject to the Urban Design Guidelines
<u>Signs</u>	<u>\$\$ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section § 607.1</u>
Awning, Canopy or Marque		<u>P</u>
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Lot Consolidation	<u>§ 121.6</u>	Not Permitted except to create corner lots
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
<u>Miscellaneous</u>		
Vehicular Access Restrictio	<u>ns § 155(r)</u>	Prohibited on Ocean Avenue within the District.
		except on the north side of Ocean Avenue between Plymouth and Brighton Avenues.
Ground Floor Commercial	<u>§ 145.4</u>	Required on Ocean Avenue within the District.
		<u>for historic buildings.</u>
		level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted
		ground floor ceiling height, street-facing ground-
Street Frontage Requirement	<u>s 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active use
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage and Pu		1
Front Setback and Side Yar	<u>d</u> <u>§§130, 131,</u> <u>132, 133</u>	Not Required.
		no case less than 15 feet
	<u>134(a)(e), 136</u>	level or Story of the building, and at the First Stor it contains a Dwelling Unit: 25% of lot depth, but

	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	100 square feet i	per unit if private.	, or 133 square feet	
1	<u>Unit]</u>	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	per unit if common			
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required per			
3		<u>156, 166, 204.5</u>	<u>§ 155.2. If car po</u>	arking is provided	d, car share spaces	
4		8 207 (	<u>§166.</u>		-	
5	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>			<u>ain at least two</u> nits shall contain at	
6	<u>Use Characteristics</u>					
7	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
1	Student Housing	<u>§ 102</u>	<u>P</u>			
8	<u>Residential Uses</u>	•		Controls By Sto	<u>ry</u>	
9			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$	
	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
10	Dwelling Units, Senior Housing, Group	<u>§ 102, 202.2(f),</u>		by lot area. Dens	• •	
11	Housing.	<u>207, 208</u>			<u>pht, bulk, setbacks,</u> pplicable controls	
10				Codes, as well as		
12				<u>s, applicable elen</u> eral Plan. and de		
13			plans of the General Plan, and design review by the Planning Department.			
14	Accessory Dwelling Unit	<u>§§102,</u>		ting building env		
14		<u>207(c)(4)</u>			ver Dwelling Units. Dire Dwelling Units.	
15			ADUs may not e	liminate or reduc		
16			retail or commen			
	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>Density limits re</u>	gulated by the Ad	Iministrative Code	
17	Loss and Division of Dwelling Uni	ts		Controls by Stor	<u>ry</u>	
18			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
19	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
20	<u>Residential Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
21	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Uni	ts P per §207.8	
22		<u> </u>	l			
23	Zoning Category	<u>§</u> References		<u>Controls</u>		
24	NON-RESIDENTIAL STANDAR		5			
25	Development Standards					

		88 102 122	25.1		
1	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>		
•	II. C		<b>D</b> 2000	6	
2	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 3,999 square feet; C 4,000 square feet and</u> above		
-	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. Limits set forth in Section		
3	<u></u>	<u>151.1, 153 -</u>			Section 155.2. Car
4		<u>156, 166, 204.5</u>			oject has 25 or more
4			parking spaces		
5	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u>		<u>eptions permitted</u>	<u>is less than 10,000</u>
		204.5	<u>square jeer. Exc</u>	epuons permitieu	<u>i per §101.</u>
6	Commercial Use Characteristics		1		
7	Drive-up Facility	<u>§102</u>	NP		
1	Formula Retail	<u></u> §§102, 303.1	<u>C</u>		
8	Hours of Operation	§102		; C 2 a.m 6 a.ı	n.
	Maritime Use	<u>§102</u>	NP	, 0 2 4 0 4	
9		<u>§102</u> §§102, 703(b)			
10	<u>Open Air Sales</u>	<u>§§102, 705(b)</u>	<u>See §703(b)</u>		
10	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>		
11	Walk-up Facility	<u>§102</u>	<u>P</u>		
			Controls by Story		
12	Agricultural Use Category		1st	2nd	3rd+
13	<u>Agriculture, Neighborhood</u>	$\frac{\$\$102,}{202.2(c)}$	<u>P</u>	<u>P</u>	<u>P</u>
14	Agriculture, Large Scale Urban	<u>§§102,</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Greenhouse	<u>202.2(c)</u> §§102,	NP	NP	NP
15	Greenhouse	$\frac{202.2(c)}{202.2(c)}$	<u>1 V I</u>	<u>111</u>	<u>111</u>
16	Automotive Use Category	/ <u> </u>	L		
10	Automotive Uses*	<u>§§102,</u>	NP	NP	NP
17		<u>202.2(b)</u>			
	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Automotive Service Station	<u>§§102, 187.1,</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19		<u>202.2(b), 202.5</u>			
	Gas Station	$\frac{\$\$102, 187.1,}{202.2(h)}$	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Parking Canaga, Private	<u>202.2(b)</u>	C	C	C
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20 21	Parking Garage, Public	<u>§102</u> <u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Parking Garage, Public Parking Lot, Private	<u>\$102</u> <u>\$102</u> <u>\$\$102, 142, 156</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>
21	Parking Garage, Public	<u>\$102</u> <u>\$102</u> <u>\$\$102, 142,</u>	<u>C</u>	<u>C</u>	<u>C</u>
21 22 23	Parking Garage, Public Parking Lot, Private	<u>\$102</u> <u>\$102</u> <u>\$\$102, 142, 156</u> <u>\$\$102, 142, 156</u> <u>\$\$102, 142, 156</u>	<u>C</u> <u>C</u> <u>C</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>
21 22	Parking Garage, Public Parking Lot, Private Parking Lot, Public	<u>\$102</u> <u>\$102</u> <u>\$\$102, 142, 156</u> <u>\$\$102, 142, 156</u> <u>\$\$102, 142, 156</u>	<u>C</u> <u>C</u> <u>C</u>	<u>C</u> <u>C</u>	<u>C</u> <u>C</u>

	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
1	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Industrial Use Category		-	1	-
5	Industrial Uses	<u> </u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Institutional Use Category Institutional Uses*	<u>§102</u>	D	<u>C</u>	<u>C</u>
U	Child Care Facility	<u>§102</u>	<u>P</u> <u>P</u>	P(2)	<u>P(2)</u>
7	· · ·				
0	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
9	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
11	Sales and Service Use Category				
12	Retail Sales and Service Uses*	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
40	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
22	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<i></i>	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
04	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>

Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	NP	NP	
Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
Utility and Infrastructure Use Cat	egorv				
Utility and Infrastructure*	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
Power Plant	<u>§102</u>	NP	NP	NP	
Public Utilities Yard	<u>§102</u>	NP	<u>NP</u>	NP	
* Not listed below	1 1			I	
(1) C required for ground floor residential use when street frontage is listed in 145.4(b) (2) C required for 13 or more children					
(3) C required for seven or more persons					
(4) C if a Macro WTS Facility; P if a Mic	<u>ero WIS Facility.</u>				
SEC. <del>738.</del> 756. GLEN PARK NE	IGHBORHOOI		LAI TRAN	ISIT DISTRICT	
<u></u>					
* * * *					
Table 756 CIEN PAPK N	FIGHRORHOO		CIAL TRA	NSIT DISTRICT	
<u>Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT</u>					
	ZONING CONT	TROL TABLE	E		
	ZONING CON	TROL TABLI	<u> Glen Park</u>	<u>k NCT</u>	
Zoning Category	ZONING CONT	TROL TABLI			
		TROL TABLI	<u>Glen Park</u>		
Zoning Category BUILDING STANDARDS Massing and Setbacks			<u>Glen Park</u> Contro	<u>ols</u>	
Zoning Category BUILDING STANDARDS	<u>§ References</u> <u>§ 8 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1, 270,</u>	<u>30-X and 40-X</u>	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	ols and Bulk Map Sheet Height sculpting	
Zoning Category BUILDING STANDARDS Massing and Setbacks	<u>§ References</u> <u>§ 8 102, 105,</u> <u>106, 250–252,</u>	<u>30-X and 40-X</u> HT11 for more	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	ols and Bulk Map Sheet Height sculpting	
Zoning Category BUILDING STANDARDS Massing and Setbacks	§ References           § 8 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk	<u>30-X and 40-X</u> HT11 for more	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	ols and Bulk Map Sheet Height sculpting	
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground.	§ References         § References         § 102, 105,         106, 250—252,         260, 261.1, 270,         271. See also         Height and Bulk         District Maps         § 263.20         §§ 130, 134,	<u>30-X and 40-X</u> <u>HT11 for more</u> <u>required on Al</u> <u>P</u> <u>Required at th</u>	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	ols and Bulk Map Sheet Height sculpting 1.	
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	§ References           § References           §§ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps           § 263.20	30-X and 40-X HT11 for more required on Al <u>P</u> <u>Required at th</u> succeeding lev	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	<u>ols</u> and Bulk Map Sheet Height sculpting 1. <u>v and at each</u> the building, and at t	
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Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses         Rear Yard	§ References         § References         § 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also         Height and Bulk District Maps         § 263.20         § 130, 134, 134(a)(e), 136	<u>30-X and 40-X</u> <u>HT11 for more</u> <u>required on Al</u> <u>P</u> <u>Required at th</u> <u>succeeding lev</u> <u>First Story if it</u> <u>lot depth, but it</u>	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	ols and Bulk Map Sheet Height sculpting 1. v and at each the building, and at t welling Unit: 25% o	
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	§ References         § References         § 102, 105,         106, 250—252,         260, 261.1, 270,         271. See also         Height and Bulk         District Maps         § 263.20         §§ 130, 134,	30-X and 40-X HT11 for more required on Al P Required at th succeeding lev First Story if it	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	ols and Bulk Map Sheet Height sculpting 1. v and at each the building, and at t welling Unit: 25% o	
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses         Rear Yard	§ References         § References         § 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also         Height and Bulk District Maps         § 263.20         § 130, 134, 134(a)(e), 136         § \$130, 131, 132, 133	<u>30-X and 40-X</u> <u>HT11 for more</u> <u>required on Al</u> <u>P</u> <u>Required at th</u> <u>succeeding lev</u> <u>First Story if it</u> <u>lot depth, but it</u>	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	ols and Bulk Map Sheet Height sculpting 1. <u>v and at each</u> the building, and at th welling Unit: 25% of	
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses         Rear Yard         Front Setback and Side Yard	§ References         § References         § 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also         Height and Bulk District Maps         § 263.20         § 130, 134, 134(a)(e), 136         § \$130, 131, 132, 133	<u>30-X and 40-X</u> <u>HT11 for more</u> <u>required on Al</u> <u>P</u> <u>Required at th</u> <u>succeeding lev</u> <u>First Story if it</u> <u>lot depth, but it</u>	<u>Glen Park</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u> <u>Contro</u>	ols and Bulk Map Sheet Height sculpting 1. <u>v and at each</u> the building, and at th welling Unit: 25% of	

1 2 3	Ground Floor Commercial	§ 145.4	setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings. Required on Diamond and Chenery Streets within
4 5	Vehicular Access Restrictions	<u>§ 155(r)</u>	the District. <u>Prohibited on Chenery and Diamond Streets within</u> the District.
6	<u>Miscellaneous</u>		
7	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and above</u>
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
9	<u>Awning, Canopy or Marquee</u> <u>Signs</u>	<u>§ 136.1</u> <u>§§ 262, 602-</u> <u>604,</u>	<u>P</u> <u>As permitted by Section § 607.1</u>
10		<u>607,</u> 607.1, 608, 609	
11 12	General Advertising Signs	<u>\$\$ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>P</u>
13 14	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines
4 5			
15		en c	
15 16	Zoning Category RESIDENTIAL STANDARDS	<u>§ References</u>	<u>Controls</u>
-	RESIDENTIAL STANDARDS		<u>Controls</u>
16			<u>Controls</u> <u>100 square feet per unit if private, or 133 square</u> <u>feet per unit if common</u>

<u>§ 207.6</u>

<u>§ 102</u>

§ 102

Car parking not required. P up to one space per

Dwelling Unit; NP above. Bike parking required

per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or

40% of Dwelling Units shall contain at least two

Bedrooms, or 30% of Dwelling Units shall contain

<u>more per §166.</u>

<u>P</u> <u>P</u>

at least three Bedrooms.

23	
20	Use Characteristics
24	Single Room Occupancy
25	<u>Student Housing</u>

Dwelling Unit Mix

20

21

22

	Residential Uses			Controls By Story	v	
1			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$	
2	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
3	Dwelling Units, Senior Housing, and Group Housing	<u>§ 102, 202.2(f),</u> 207, 208		by lot area. Densi e controls of heigh		
4			physical envelope controls of height, bulk, setback open space, exposure and other applicable contro of this and other Codes, as well as by applicable			
5			design guidelines, applicable elements and area plans of the General Plan, and design review by t			
6		88100 007( )(A)	Planning Depart	<u>ment</u>		
7	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	allowed in buildi	ting building enve ings with 4 or fewe	er Dwelling	
8			Dwelling Units.	<u>1 buildings with 5</u> ADUs may not elin ail or commercial	minate or reduce	
9	Homeless Shelters	<u>§§ 102, 208</u>		gulated by the Adr		
10	Loss and Division of Dwelling Uni	<u>ts</u>		Controls by Story		
			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>		<u>NP</u>	
12	<u>Residential Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
•=	Division of Dwelling Units	<u>§ 207.8</u>	Division of existi	ng Dwelling Unit.	<u>s P per §207.8</u>	
13						

14	Zoning Category	§ References	<u>Controls</u>
15	NON-RESIDENTIAL STANDAR	DS AND USES	
16	Development Standards		
17	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>
18	<u>Use Size</u>	<u>§102, 121.2</u>	P up to 3,999 square feet; C 4,000 square feet and above
19	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car
20		<u>156, 166, 204.5</u>	share spaces required when a project has 25 or more parking spaces per §166.
21	Off-Street Freight Loading	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.
22	Commercial Use Characteristics		
00	Drive-up Facility	<u>§102</u>	<u>NP</u>
23	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>
24	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>
25	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>

	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fr</u>	ont; C if located	elsewhere
1	Walk-up Facility	<u>§102</u>	<u>P</u>		
2		•	<u>(</u>	Controls by Ste	ory
	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
3	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
~	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Automotive Use Category		I	Γ	
6	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7 8	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
o 9	Gas Station	<u>§§102, 187.1,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Entertainment, Arts and Recreation	n Use Category			
13	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Industrial Use Category				
18	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category		[ _		-
19	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
20	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
22	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	$\underline{C}$	$\underline{C}$
23	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
24	Sales and Service Use Category Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
25	Adult Business	<u>§102</u>	<u> </u>	 <u>NP</u>	NP
25					

1	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
_	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
5	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Ũ	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
0	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
40	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Utility and Infrastructure Use Cat	egory	•	•	
14	Utility and Infrastructure*	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
15	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	* Not listed below				<u>.</u>
17	(1) C required for ground floor residentia	al use when street fr	ontage is listed in	<u>145.4(b)</u>	
4.0	(2) C required for 13 or more children (3) C required for seven or more persons				
18	(4) C if a Macro WTS Facility; P if a Mic				
19	*				
20	SEC. 743. 757. FOLSOM STRE	ET NEIGHBOR		MERCIAL TR	RANSIT DISTRICT.
21	* * * *				
22	Table 757. FOLSOM STREET	<u>NEIGHBORH</u>	OOD COMME	RCIAL TRA	<u>NSIT DISTRICT</u>
23		ZONING CONT	TROL TABLE		
24				Folsom Street	NCT
	Zoning Category	§ References		Controls	
25			1		

1	<b>BUILDING STANDARDS</b>		
I	Massing and Setbacks		
2	Height and Bulk Limits.	<u>§§ 102, 105, 106,</u> 250—252, 260,	65-X to 75-X. See Height and Bulk Map Sheets HT01, HT07, and HT08 for more information.
3		<u>261.1, 263.29,</u> <u>270, 271,</u>	Height sculpting required on alleys per § 261.1.
4		823(c)(11). See also Height and	
5		<u>Bulk District</u> <u>Maps</u>	
6	5 Foot Height Bonus for Active Ground	§ 263.20	NP
7	<u>Floor Uses</u>		
8	<u>Rear Yard</u>	$\frac{\$\$ 130, 134,}{134(a)(e), 136,}$	<u>Required at the Second Story and at each</u> <u>succeeding level or Story of the building, and at</u>
9		<u>823(c)</u>	the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
10	Frank Calendary and Cida Vand	<u>ee120 121 122</u>	Net Described
11	Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	<u>Not Required.</u>
10	Street Frontage and Public Realm	1	
12	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
13 14	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active</u> <u>uses, ground floor ceiling height, street-facing</u> <u>ground-level spaces, transparency and</u>
15			fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
16			
17	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
18	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>
9	<u>Miscellaneous</u> Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet</u>
20	Planned Unit Development	<u>§ 304</u>	<u>and above</u> <u>C</u>
	Awning, Canopy, or Marquee	<u>§ 304</u> § 136.1	<u>e</u>
21	<u>Signs</u>	<u>§§ 262, 602-604,</u> 607, 607.1, 608,	<u>As permitted by Section § 607.1</u>
22		<u>609</u>	
23	General Advertising Signs	<u>§§ 262, 602.7 604,</u> <u>608, 609, 610, 611</u>	<u>NP</u>
24		•	•

1	Design Guidelines	<u>§823(b), and</u> General Plan	<u>WSoMa Design</u> <u>Guidelines.</u>	n Standards and th	e Urban Design	
2		<u>Commerce and</u> <u>Industry Element</u>				
3						
4	Zoning Category	<u>§ References</u>		<b>Controls</b>		
4	RESIDENTIAL STANDARDS A	ND USES				
5	Development Standards	1	I			
6	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136,</u> <u>823(c)(2)</u>		per unit if private, common - roof dec		
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		<u>Car parking not required. P up to 0.5 spaces per</u>		
8		<u>151.1, 153 - 156,</u> <u>166, 204.5</u>	Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is provided, car share spaces are			
9			required when a project has 50 units or more per <u>§166.</u>			
10	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwellin	ng Units shall cont		
11				20% of Dwelling U t three Bedrooms.	<u>nits shall</u>	
12	<u>Use Characteristics</u>	-	-			
4.0	Single Room Occupancy	<u>§§ 102, 823(c)(7)</u>	<u>P</u>			
13	Student Housing	<u>§ 102</u>	<u>C in newly cons</u>	structed buildings,	-	
13 14	<u>Residential Uses</u>	<u>§ 102</u>		Controls By Stor	<u>v</u>	
14	<u>Residential Uses</u>		<u><u>1</u><sup>st</sup></u>	Controls By Stor	<u>y</u> <u><u>3<sup>rd</sup>+</u></u>	
14 15	Residential Uses Residential Uses (except for Group Housing, see below)	<u>§ 102</u>	<u><u><u>1</u>st</u> <u>P</u></u>	Controls By Stor           2 <sup>nd</sup> P	$\frac{3^{rd}+}{\underline{P}}$	
14	Residential Uses Residential Uses (except for Group Housing, see below) Group Housing	<u>§ 102</u> <u>§§ 102, 208</u>	<u><u><u>1</u>st</u> <u>P</u> <u><u>C(1)</u></u></u>	Controls By Stor           2 <sup>nd</sup> P           C	$\frac{3^{rd}+}{\underline{P}}$	
14 15	Residential Uses         Residential Uses (except for Group         Housing, see below)         Group Housing         Dwelling Units, Senior Housing, Group	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u>	<u><u>I</u><sup>st</sup> <u>P</u> <u>C(1)</u> <u>No density limit</u></u>	Controls By Stor       2nd       P       C       t by lot area. Dens	$\frac{3^{rd}+}{\underline{P}}$ $\underline{C}$ $\underline{ity \ restricted \ by}$	
14 15 16	Residential Uses Residential Uses (except for Group Housing, see below) Group Housing	<u>§ 102</u> <u>§§ 102, 208</u>	It         P         C(1)         No density limit, physical enveloos setbacks, open Dwelling Unit in Dwelling Unit in the setbacks.	Controls By Stor         2nd         P         C         t by lot area. Dens         pe controls of heig         space, exposure, r         mix, and other app	<u>3</u> rd+ <u>P</u> <u>C</u> ity restricted by sht, bulk, equired       iticable controls	
14 15 16 17	Residential Uses         Residential Uses (except for Group         Housing, see below)         Group Housing         Dwelling Units, Senior Housing, Group	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limi</u> <u>physical envelo</u> <u>setbacks, open</u> <u>Dwelling Unit n</u> <u>of this and othe</u> <u>design guidelin</u>	Controls By Stor         2nd         2nd         P         C         t by lot area. Dens         pe controls of heis         space, exposure, r         mix, and other app         r Codes, as well a         es, applicable elem	<u>3</u> rd+ <u>P</u> <u>C</u> ity restricted by       ght, bulk,       equired       licable controls       s by applicable       nents and area	
14 15 16 17 18	Residential Uses         Residential Uses (except for Group         Housing, see below)         Group Housing         Dwelling Units, Senior Housing, Group	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u>	<u>I</u> <sup>st</sup> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelo</u> <u>setbacks, open</u> <u>Dwelling Unit n</u> <u>of this and other</u> <u>design guidelim</u> <u>plans of the Ge</u> <u>the Planning D</u>	Controls By Stor         2nd         2nd         P         C         t by lot area. Dens         pe controls of heig         space, exposure, r         mix, and other app         per Codes, as well a         res, applicable elem         neral Plan, and de         epartment.	<u>y</u> <u><u>3</u>rd+ <u>P</u> <u>C</u> <u>ity restricted by</u> <u>ght, bulk,</u> <u>equired</u> <u>licable controls</u> <u>s by applicable</u> <u>nents and area</u> <u>esign review by</u></u>	
14 15 16 17 18 19	Residential Uses         Residential Uses (except for Group         Housing, see below)         Group Housing         Dwelling Units, Senior Housing, Group	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f).</u>	Itst         P         C(1)         No density limit,         physical envelow         setbacks, open         Dwelling Unit r         of this and other         design guideling         plans of the Ge         the Planning D         P within the extra         allowed in build	Controls By Stor         2nd         2nd         P         C         t by lot area. Dens         pe controls of heis         space, exposure, r         mix, and other app         r Codes, as well a         es, applicable elem         neral Plan, and de         epartment.         isting building env         dings with 4 or few	<u>3</u> rd+ <u>P</u> <u>C</u> ity restricted by       ght, bulk,       equired       licable controls       s by applicable       nents and area       esign review by       elope. 1 ADU       ver Dwelling	
14 15 16 17 18 19 20	Residential Uses         Residential Uses (except for Group         Housing, see below)         Group Housing         Dwelling Units, Senior Housing, Group         Housing	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f),</u> <u>207, 208</u>	<u>I<sup>st</sup></u> <u>P</u> <u>C(1)</u> <u>No density limit</u> physical envelo <u>setbacks, open</u> <u>Dwelling Unit n</u> <u>of this and othe</u> <u>design guidelin</u> <u>plans of the Ge</u> <u>the Planning D</u> <u>P within the exit</u> <u>allowed in built</u> <u>Units. No limit</u> <u>Dwelling Units</u>	Controls By Stor         2nd         2nd         P         C         t by lot area. Dens         pe controls of heig         space, exposure, r         mix, and other app         per Codes, as well a         es, applicable eler         neral Plan, and de         epartment.         isting building env         dings with 4 or few         in buildings may not el	<u>3</u> rd+ <u>P</u> <u>C</u> ity restricted by         ity restricted by         ght, bulk,         equired         licable controls         s by applicable         nents and area         sign review by         elope. 1 ADU         ver Dwelling         5 or more         iminate or	
14 15 16 17 18 19 20 21	Residential Uses         Residential Uses (except for Group         Housing, see below)         Group Housing         Dwelling Units, Senior Housing, Group         Housing         Accessory Dwelling Unit	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f),</u> <u>207, 208</u> <u>§§102, 207(c)(4)</u>	<u>I</u> <sup>st</sup> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical enveloo</u> <u>setbacks, open</u> <u>Dwelling Unit n</u> <u>of this and other</u> <u>design guidelinn</u> <u>plans of the Gentle</u> <u>the Planning D</u> <u>P within the extra allowed in build</u> <u>Units. No limitt</u> <u>Dwelling Units</u> <u>reduce ground-</u>	Controls By Stor         2nd         2nd         P         C         t by lot area. Dens         ope controls of heig         space, exposure, remix, and other app         er Codes, as well a         es, applicable element, and de         epartment.         isting building env         dings with 4 or few         in buildings with 2         ADUs may not el         story retail or con	<u>y</u> <u><u>3</u><sup>rd</sup>+ <u>P</u> <u>C</u> <u>ity restricted by</u> <u>ght, bulk,</u> <u>equired</u> <u>licable controls</u> <u>s by applicable</u> <u>nents and area</u> <u>esign review by</u> <u>elope. 1 ADU</u> <u>ver Dwelling</u> <u>5 or more</u> <u>iminate or</u> <u>imercial space.</u></u>	
14 15 16 17 18 19 20 21 22	Residential Uses         Residential Uses (except for Group         Housing, see below)         Group Housing         Dwelling Units, Senior Housing, Group         Housing	<u>§ 102</u> <u>§§ 102, 208</u> <u>§§ 102, 202.2(f),</u> <u>207, 208</u> <u>§§102, 207(c)(4)</u> <u>§§ 102, 208</u>	<u>I</u> <sup>st</sup> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical enveloo</u> <u>setbacks, open</u> <u>Dwelling Unit n</u> <u>of this and other</u> <u>design guidelinn</u> <u>plans of the Gentle</u> <u>the Planning D</u> <u>P within the extra allowed in build</u> <u>Units. No limitt</u> <u>Dwelling Units</u> <u>reduce ground-</u>	Controls By Stor         2nd         2nd         P         C         t by lot area. Dens         pe controls of heig         space, exposure, r         mix, and other app         per Codes, as well a         es, applicable eler         neral Plan, and de         epartment.         isting building env         dings with 4 or few         in buildings may not el	Y <u>P</u> C       ity restricted by       ght, bulk,       equired       licable controls       s by applicable       nents and area       esign review by       elope, 1 ADU       ver Dwelling       5 or more       iminate or       imercial space.	

1			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
1	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
3					
4	<u>Division of Dwelling Units</u>	<u>§ 207.8</u>	<u>Division of exist</u>	ing Dwelling Uni	<u>ts P per §207.8</u>

,	Zoning Category	§ References		Controls	
	<u>Zoning Calegory</u> NON-RESIDENTIAL STANDAR			Controis	
4	<u>Development Standards</u>				
<u>i</u>	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
<u>l</u>	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 3,999 sq</u> above	uare feet; C 4,00	0 square feet and
(	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. Limits	set forth in
		<u>151.1, 153 - 156,</u>		ike parking requi	
		<u>166, 204.5</u>		e spaces required	* *
	Off-Street Freight Loading	<u>§§ 150, 152, 153 -</u>	A	<u>parking spaces pe</u> <sup>c</sup> gross floor area	
	S. Ser Progin Louding	<u>155, 161, 204.5</u>	* *	et. Exceptions pe	
			<u>§161.</u>		
(	Commercial Use Characteristics				
1	Drive-up Facility	<u>§102</u>	<u>NP</u>		
j	Formula Retail	<u>§§102, 303.1,</u> <u>823(c)(10)</u>	<u>C</u>		
Ì	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>ı.</u>
Ì	Maritime Use	<u>§102</u>	<u>NP</u>		
(	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
(	Outdoor Activity Area	<u>§§102,145.2</u>		Floors if located	in front;
			<u>C if located else</u>	<u>where</u>	
]	Walk-up Facility	<u>§102</u>	<u>P</u>		
			<u><u>C</u></u>	ontrols by Sto	ry
_	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
1	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
(	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
-	Automotive Use Category				
4	Automotive Uses*	<u>§§102, 187.1,</u> 202,2(1), 202,5	<u>NP</u>	<u>NP</u>	<u>NP</u>
		<u>202.2(b), 202.5,</u> <u>202.5</u>			
	Automotive Repair	<u>§102</u>	C(2)	NP	NP

Entertainment, Arts and Recreatio	n Use Category			
Entertainment, Arts and Recreation	<u>§§102, 202.4</u>	NP	NP	<u>NP</u>
<u>Uses*</u>				
Livery Stable	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Industrial Use Category		T		
Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Manufacturing, Light	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Institutional Use Category	-	-		F
Institutional Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Child Care Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Community Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Community Facility, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Job Training	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Philanthropic Admin. Services	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>
Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Residential Care Facility	<u>§102</u>	<u>NP</u>	<u>C(3)</u>	<u>C(3)</u>
School	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
Social Service or Philanthropic Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Sales and Service Use Category		•	-	
Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Animal Hospital	<u>\$\$102.</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
Bar	$\frac{823(c)(9)(B)}{\$\$102, 202.2(a)}$	<u>P</u>	NP	NP
Cat Boarding	<u>\$</u> \$102, 202.2(4) \$\$102,	P(4)	<u>NP</u>	<u>NP</u>
	$\frac{823(c)(9)(B)}{823(c)(9)(B)}$	$\frac{I(\tau)}{\tau}$	<u>1 V 1</u>	<u>1 1 1 1</u>
<u>Gym</u>	<u>§102</u>	<u>P(8)</u>	<u>P</u>	<u>NP</u>
Hotel	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(5)</u>
<u>Kennel</u>	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Motel	<u>§§102, 202.2(a)</u>	NP	NP	NP
<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
Services, Financial	<u>§102</u>	<u>P(7)(8)</u>	NP	NP

(6) NP above 10,000 Gross Square (7) Must be primarily open to the g (8) P on first or second floor, but n (9) C if a Macro WTS Facility; P if SEC. 744. 758. REGIONAL * * * *	<u>eneral public on a clie</u> <u>ot both.</u> <sup>F</sup> a Micro WTS Facility. COMMERCIAL E <u>758. REGIONAL</u>	DISTRICT. COMMERCIAI	<u>. DISTRICT</u>	rcial Distr	
(6) NP above 10,000 Gross Square (7) Must be primarily open to the g (8) P on first or second floor, but n (9) C if a Macro WTS Facility; P if SEC. 744. 758. REGIONAL * * * *	<u>eneral public on a clie</u> <u>ot both.</u> <sup>F</sup> a Micro WTS Facility. COMMERCIAL E <u>758. REGIONAL</u>	DISTRICT. Commercial	<u>. DISTRICT</u>		
(6) NP above 10,000 Gross Square (7) Must be primarily open to the g (8) P on first or second floor, but n (9) C if a Macro WTS Facility; P if SEC. 744. 758. REGIONAL * * * *	<u>eneral public on a clie</u> <u>ot both.</u> <sup>F</sup> a Micro WTS Facility. COMMERCIAL D	DISTRICT.			
(6) NP above 10,000 Gross Square (7) Must be primarily open to the g (8) P on first or second floor, but n (9) C if a Macro WTS Facility; P if	<u>eneral public on a clie</u> <u>ot both.</u> <sup>6</sup> a Micro WTS Facility.	-	<u>NP if not.</u>		
(6) NP above 10,000 Gross Square (7) Must be primarily open to the g (8) P on first or second floor, but n (9) C if a Macro WTS Facility; P if	<u>eneral public on a clie</u> <u>ot both.</u> <sup>6</sup> a Micro WTS Facility.	-	<u>NP if not.</u>		
(6) NP above 10,000 Gross Square (7) Must be primarily open to the g (8) P on first or second floor, but n	eneral public on a clie ot both.		<u>NP if not.</u>		
(6) NP above 10,000 Gross Square (7) Must be primarily open to the g (8) P on first or second floor, but n	eneral public on a clie ot both.		<u>NP if not.</u>		
(6) NP above 10,000 Gross Square (7) Must be primarily open to the g (8) P on first or second floor, but n	eneral public on a clie ot both.		<u>NP if not.</u>		
(6) NP above 10,000 Gross Square	*	nt- oriented basis	VP if not		
(6) NP above 10,000 Gross Square Feet per Lot.					
<u>(4) P for grooming and daycare only; no 24 hour care.</u> (5) NP above 25 rooms per Hotel.					
(3) NP for seven or more persons (4) P for grooming and daycare on	lv: no 24 hour care				
Districts is NP	cjanca an me western s	oma Community I l	an, containing I		
(1) NP on 1st floor on lots with mo (2) Ingress/egress onto alleys, as d			an containing k	RED or RE	
<u>* Not listed below</u>					
Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Utility and Infrastructure*	<u>§102</u>	<u>C(9)</u>	<u>C(9)</u>	<u>C(9)</u>	
Utility and Infrastructure Use	e Category				
Wholesale Sales	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
<u>Trade Office</u>	<u>§102</u>	<u>P(7)</u>	NP	NP	
Design Professional	<u>§102</u>	<u>P(7)</u>	NP	NP	
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>		
<u>Trade Shop</u>	<u>§102</u> §102	<u>P</u>	<u><u>NP</u> <u>C</u></u>	NP NP	
<u>Storage, Self</u> Tobacco Paraphernalia Store	<u>§102</u> <u>§102</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	
Services, Retail Professional	<u>§102</u>	$\frac{P(7)(8)}{NP}$	<u>P</u>	<u>NP</u>	
Services, Personal	<u>§102</u>	$\frac{P(8)}{P(7)(8)}$	<u>P(8)</u>	<u>NP</u>	
	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Services, Limited Financial	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>	
<u>Services, Instructional</u> <u>Services, Limited Financial</u>	0100	$\frac{P(7)(8)}{P(8)}$	<u>NP</u>	<u>NP</u>	

1	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u> 260, 261.1,	55-X, 65-X. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets
2		<u>263.29, 270,</u> 271, 823(c)(11).	required on narrow sireers
3		See also Height and Bulk	
4		<u>District Maps</u>	
5	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>NP</u>
6	Rear Yard	<u>§§ 130, 134,</u>	<u>Required at the Second Story and at each succeeding</u>
7		<u>134(a)(e), 136,</u> <u>823(c)</u>	level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
8			
9	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
10	Street Frontage and Public Realm		
11	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
12	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
13			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
14			gates, railings, and grillwork. Exceptions permitted for historic buildings.
15			
16	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
10	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
17	<u>Miscellaneous</u>		
18	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u> <u>above</u>
19	Planned Unit Development	<u>§ 304</u>	<u>C</u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
20	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> (07-1-(00)	<u>As permitted by Section § 607.1</u>
21		<u>607, 607.1, 608,</u> <u>609</u>	
22	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
23		<u>608, 609, 610,</u> <u>611</u>	
24		l	1]

Design Guidelines	§823(b), and	WSoMa Design	Standards and the U	Irhan Design
<u>Design Ondernes</u>	<u>General Plan</u>	Guidelines.		<u>oroun Design</u>
	<u>Commerce and</u>			
	<u>Industry</u> Element			
Zoning Category	<u>§ References</u>		<u>Controls</u>	
RESIDENTIAL STANDARDS	<u>AND USES</u>			
<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u>	<i>§§135, 136,</i>	80 sayana faat n	er unit if private, or	100 square feet
<u>Unit]</u>	$\frac{88135, 130}{823(c)(2)}$		on - roof decks do r	
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -		<u>required. P up to 0.</u> C up to 0.75 spaces	
	<u>156, 166, 204.5</u>	Unit. Bike parkir	ng required per § 1.	55.2. If car
			<u>led, car share space</u> as 50 units or more	
Dwelling Unit Mix	<u>§ 207.6</u>	<u> </u>	Units shall contain	A
		<u>Bedrooms, or 30</u> least three Bedro	<u>% of Dwelling Unit</u>	ts shall contain at
Use Characteristics		<u>least intee Deuro</u>	<u>ioms.</u>	
Single Room Occupancy	<u>\$\$ 102,</u>	P, except on the	ground floor	
<u></u>	<u>823(c)(7)</u>	<u>r, except on the ground hoor</u>		
		<u>NP</u>		
<u>Student Housing</u>	<u>§ 102</u>	<u>NP</u>		
<u>Student Housing</u> <u>Residential Uses</u>	<u>§ 102</u>		Controls By Story	-
~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	<u>§ 102</u>	<u>NP</u> <u>I<sup>st</sup></u>	Controls By Story	<u><u>3</u>rd<sub>+</sub></u>
	<u>§ 102</u> <u>§ 102</u>			-
<u>Residential Uses</u> <u>Residential Uses (Except for Group</u>		<u><u> </u></u>	<u>2<sup>nd</sup></u>	<u><u>3</u><sup>rd</sup>+</u>
Residential Uses         Residential Uses (Except for Group         Housing, see below)         Group Housing         Dwelling Units, Group Housing and	<u>§ 102</u> <u>§ 102.208</u> <u>§§ 102.</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u>	<u>2<sup>nd</sup></u> <u>P</u> <u>C</u> by lot area. Density	<u>3rd+</u> <u>P</u> <u>C</u> <u>c</u> <u>c</u> <u>c</u>
<u>Residential Uses</u> <u>Residential Uses (Except for Group</u> <u>Housing, see below)</u> <u>Group Housing</u>	<u>§ 102</u> <u>§ 102, 208</u> <u>§§ 102, 208</u> <u>§§ 102, 207,</u>	<u>Ist</u> <u>P</u> <u>C(1)</u> <u>No density limit</u> <u>physical envelop</u>	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density e controls of height	<u>3<sup>rd</sup>+</u> <u>P</u> <u>C</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u>
Residential Uses         Residential Uses (Except for Group Housing, see below)         Group Housing         Dwelling Units, Group Housing and	<u>§ 102</u> <u>§ 102.208</u> <u>§§ 102.</u>	Image: Image of the second system         P         C(1)         No density limit         physical envelop         open space, expo         and other applic	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density by lot area. Density by controls of height osure, required dwe able controls of this	<u>3rd+</u> <u>P</u> <u>C</u> <u>c</u> restricted by <u>c</u> , bulk, setbacks, <u>lling unit mix,</u> <u>s and other</u>
Residential Uses         Residential Uses (Except for Group Housing, see below)         Group Housing         Dwelling Units, Group Housing and	<u>§ 102</u> <u>§ 102, 208</u> <u>§§ 102, 208</u> <u>§§ 102, 207,</u>	Image: Image of the second system         P         C(1)         No density limit         physical envelop         open space, expo         and other applic         Codes, as well a	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density by controls of height by controls of height by applicable desired	<u>3rd+</u> <u>P</u> <u>C</u> <u>c restricted by</u> <u>c, bulk, setbacks,</u> <u>lling unit mix,</u> <u>s and other</u> <u>ign guidelines,</u>
<u>Residential Uses</u> <u>Residential Uses (Except for Group</u> <u>Housing, see below)</u> <u>Group Housing</u> <u>Dwelling Units, Group Housing and</u>	<u>§ 102</u> <u>§ 102, 208</u> <u>§§ 102, 208</u> <u>§§ 102, 207,</u>	Image: Image and the second	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density by lot area. Density by controls of height osure, required dwe able controls of this	<u>3rd+</u> <u>P</u> <u>C</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u>
Residential Uses         Residential Uses (Except for Group         Housing, see below)         Group Housing         Dwelling Units, Group Housing and	<u>\$ 102</u> <u>\$ 102, 208</u> <u>\$ 102, 208</u> <u>\$ 102, 208</u> <u>\$ 102, 207, 207, 208</u> <u>\$ 102, 207, 208</u>	Itst         P         C(1)         No density limit         physical envelop         open space, expo         and other applic         Codes, as well a         applicable eleme         Plan, and design         P within the exis	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density e controls of height osure, required dwe able controls of this s by applicable desu ents and area plans preview by the Plan ting building envelo	<u>3rd+</u> <u>P</u> <u>C</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u>
Residential Uses         Residential Uses (Except for Group         Housing, see below)         Group Housing         Dwelling Units, Group Housing and         Senior Housing	<u>§ 102</u> <u>§ 102, 208</u> <u>§ 102, 208</u> <u>§ 102, 208</u> <u>§ 102, 207, 207, 208</u>	Item         Item         P         C(1)         No density limit         physical envelop         open space, expo         and other applic         Codes, as well a         applicable eleme         Plan, and design         P within the exist         allowed in build	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density e controls of height osure, required dwe able controls of this s by applicable desu ents and area plans treview by the Plan ting building envelo- ings with 4 or fewer	<u>3rd+</u> <u>P</u> <u>C</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u>
Residential Uses         Residential Uses (Except for Group         Housing, see below)         Group Housing         Dwelling Units, Group Housing and         Senior Housing	<u>\$ 102</u> <u>\$ 102, 208</u> <u>\$ 102, 208</u> <u>\$ 102, 208</u> <u>\$ 102, 207, 207, 208</u> <u>\$ 102, 207, 208</u>	Image: state in the state	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density the controls of height osure, required dwe able controls of this s by applicable desu- ents and area plans the review by the Plan- ting building envelo- tings with 4 or fewer ings with 5 or more liminate or reduce	<u>3rd+</u> <u>P</u> <u>C</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u>
Residential Uses         Residential Uses (Except for Group         Housing, see below)         Group Housing         Dwelling Units, Group Housing and         Senior Housing	<u>\$ 102</u> <u>\$ 102, 208</u> <u>\$ 102, 208</u> <u>\$ 102, 208</u> <u>\$ 102, 207, 207, 208</u> <u>\$ 102, 207, 208</u>	Ist         P         C(1)         No density limit         physical envelop         open space, expo         and other applic         Codes, as well a.         applicable eleme         Plan, and design         P within the exis         allowed in build         No limit in build         ADUs may not e         retail or comment	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density the controls of height osure, required dwe able controls of this s by applicable desu- ents and area plans the review by the Plan- ting building envelo- tings with 4 or fewer ings with 5 or more liminate or reduce	<u>3rd+</u> <u>P</u> <u>C</u> <u>c restricted by</u> <u>c, bulk, setbacks,</u> <u>lling unit mix,</u> <u>s and other</u> <u>ign guidelines,</u> <u>of the General</u> <u>ning Department.</u> <u>ope. 1 ADU</u> <u>c Dwelling Units.</u> <u>Dwelling Units.</u> <u>ground-story</u>
Residential Uses         Residential Uses (Except for Group Housing, see below)         Group Housing         Dwelling Units, Group Housing and Senior Housing         Accessory Dwelling Unit	\$ 102 \$ 102, 208 \$ 102, 208 \$ 102, 208 \$ 102, 207, 207, 202, 2(f), 207, 208 \$ \$ 102, 207, 207, 208 \$ \$ 102, 207, 207, 207, 208	Ist         P         C(1)         No density limit         physical envelop         open space, expo         and other applic         Codes, as well a.         applicable eleme         Plan, and design         P within the exis         allowed in build         No limit in build         ADUs may not e         retail or comment	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density the controls of height power, required dwe able controls of this s by applicable dest conts and area plans the power of the plan ting building envelo ings with 4 or fewen ings with 5 or more liminate or reduce of recial space.	<u>3rd+</u> <u>P</u> <u>C</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u>
Residential Uses         Residential Uses (Except for Group         Housing, see below)         Group Housing         Dwelling Units, Group Housing and         Senior Housing         Accessory Dwelling Unit         Homeless Shelters	\$ 102 \$ 102, 208 \$ 102, 208 \$ 102, 208 \$ 102, 207, 207, 202, 2(f), 207, 208 \$ \$ 102, 207, 207, 208 \$ \$ 102, 207, 207, 207, 208	Ist         P         C(1)         No density limit         physical envelop         open space, expo         and other applic         Codes, as well a.         applicable eleme         Plan, and design         P within the exis         allowed in build         No limit in build         ADUs may not e         retail or comment	2 <sup>nd</sup> <u>P</u> <u>C</u> by lot area. Density the controls of height osure, required dwe able controls of this s by applicable desu ents and area plans to review by the Plan ting building envelo ings with 4 or fewen ings with 5 or more liminate or reduce for cial space. gulated by the Adm	<u>3rd+</u> <u>P</u> <u>C</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u> <u>c</u>

1	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
•	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Division of Dwelling Units	<u>§ 207.8</u>	Division of exist	ing Dwelling Uni	ts P per §207.8
3					

4	Zoning Category	§ References		<b>Controls</b>	
5	NON-RESIDENTIAL STANDA	RDS AND USES			
6	Development Standards				
	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>		
7	<u>Use Size</u>	<u>124</u> <u>§102, 121.2</u>	<u>P up to 10,000 s</u>	quare feet; C ab	ove; NP above
8			25,000 square fe Facilities	et except for Sch	nools and Child Care
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		reauired. Limits	set forth in Section
10		<u> 151.1, 153 -</u>	151.1. Bike park	ting required per	Section 155.2. Car
		<u>156, 166, 204.5</u>	<u>snare spaces red</u> parking spaces j		oject has 25 or more
11	<u>Off-Street Freight Loading</u>	<u> </u>		<sup>f</sup> gross floor area eptions permitted	<u>a is less than 10,000</u> d per \$161
12		<u>204.5</u>	<u>square jeen. Exc</u>		<u>, per ş101.</u>
13	Commercial Use Characteristics	8102	ND		
14	<u>Drive-up Facility</u> Formula Retail	<u>§102</u> §§102, 303.1,	<u>NP</u> <u>C</u>		
	<u>romana Renan</u>	$\frac{823(c)(10)}{823(c)(10)}$			
15	Hours of Operation	<u>§102</u>		.; C 2 a.m 6 a.ı	<u>m.</u>
16	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
-	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
17	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P at 1st and 2nd</u> located elsewher	<u>l Floors if located</u> r <u>e</u>	<u>d in front; C if</u>
18	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
19			Controls by Story		
20	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
20	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Automotive Use Category	1	I	1	
23	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Automotive Repair	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	NP
25	Parking Garage, Private	<u>§102, 158.1</u>	<u><u> </u></u>	<u>NP</u>	<u>NP</u>

4	Parking Garage, Public	<u>§102, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
1 2	Parking Lot, Private	<u>§§102, 142,</u> <u>156, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
2	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
5	Entertainment, Arts and Recreation Use Category						
4	Entertainment, Arts and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
5	Open Recreation Area	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
6	Passive Outdoor Recreation	<u>§102</u>	<u>P</u>	<u>_</u>	<u>P</u>		
_	Industrial Use Category						
7	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
8	Manufacturing, Light	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
_	Institutional Use Category						
9	Institutional Uses*	<u>§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
10	Child Care Facility	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>NP</u>		
10	Community Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
11	Community Facility, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
10	Job Training	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
12	Public Facilities	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
13	Residential Care Facility	<u>§102</u>	<u>NP</u>	<u>C(4)</u>	<u>C(4)</u>		
	<u>School</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>		
14	Social Service or Philanthropic Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
15	Sales and Service Use Category		•		•		
16	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
16	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
17	Animal Hospital	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>		
18	Bar	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
19	Cat Boarding	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>		
20	Hotel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
21	<u>Kennel</u>	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>		
	Liquor Store	<u>§102</u>	<u>C</u>	NP	NP		
22	Massage Establishment	<u>§102</u>	<u><u> </u></u>	<u><u>C</u></u>	<u>NP</u>		
23	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
20	Mortuary	<u>§102</u>	NP	NP	<u>NP</u>		
24	Motel	<u>§§102, 202.2(a)</u>	<u>NP</u>	NP	<u>NP</u>		
25	<u>Restaurant</u>	§§102, 202.2(a)	<u>P(5)</u>	NP	NP		

	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
1	Services, Financial	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
2	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Services, Health	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
3	Services, Instructional	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
4	Services, Limited Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Services, Personal	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
5	Services, Retail Professional	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
6	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Ū	Tobacco Paraphernalia Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Design Professional	<u>§102</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
9	Storage, Commercial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
10	<u>Trade Office</u>	<u>§102</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
10	<u>Wholesale Sales</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	Utility and Infrastructure Use (	<u>Category</u>			
12	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	* Not listed below				
14	(1) NP on 1st floor on lots with more	than 25 feet of street fr	ontage.		
15	(2) Allowed with C so long as there is		o alleys, as de	fined in the Wes	<u>tern SoMa Community</u>
	<u>Plan, containing RED or RED-MX Di</u> (3) C required for 13 or more children				
16	(4) NP for facilities with seven or more				
17	(5) P up to 10,000 gross square feet p	er lot; NP above.			
	(6) $P$ when primarily open to the gene (7) $P$ and Giral but ended				
18	(7) P on first or second floor, but not (8) P for grooming and daycare only;		<u>s in Historic B</u>	<u>uttaings.</u>	
19	<u> / . /</u>	<u> </u>			
20	SEC. 746. 759. DIVISADERO	STREET NEIGH	BORHOOD		CIAL TRANSIT
21	DISTRICT.				
22	* * * *				
23	Table 759. DIVISADERO STI	REET NEIGHBOI	RHOOD CO	MMERCIAI	L TRANSIT DISTRICT
24		ZONING CON			
25					sadero St. NCT
20					

4	Zoning Category	§ References	<u>Controls</u>
1	<b>BUILDING STANDARDS</b>		
2	Massing and Setbacks		
3	Height and Bulk Limits.	<u>\$\$ 102, 105, 106, 250—252,</u> 260, 261.1, 270, 271. See	<u>65-X, and 40-X south of Oak Street.</u> <u>See Height and Bulk Map Sheets</u>
4		<u>also Height and Bulk</u> <u>District Maps</u>	<u>HT02 and HT07 for more</u> <u>information. Height sculpting</u> <u>required on Alleys per §261.1.</u>
5			
6	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
7	<u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	<u>Required at the Second Story and at</u> each succeeding level or Story of the
8			<u>building, and at the First Story if it</u> <u>contains a Dwelling Unit: 25% of</u>
9			lot depth, but in no case less than 15 feet
10	Front Setback and Side Yard	<u>§§130, 131, 132, 133</u>	<u>Not Required.</u>
11	Street Frontage and Public Realm		
12	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
13	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required: controls apply to above-</u> grade parking setbacks, parking and
14			loading entrances, active uses, ground floor ceiling height, street-
15			<u>facing ground-level spaces,</u> <u>transparency and fenestration, and</u>
16			gates, railings, and grillwork. Exceptions permitted for historic buildings.
17	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required along Divisadero Street</u> for the entirety of the District
18	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
19	<u>Miscellaneous</u>		
20	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000</u> square feet and above
21	Planned Unit Development	<u>§ 304</u>	<u><u>c</u></u>
	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
22	<u>Signs</u>	<u>§§ 262, 602-604,</u> 607, 607.1, 608, 609	As permitted by Section § 607.1
23	General Advertising Signs	<u>§§ 262, 602.7 604,</u> 608, 609, 610, 611	<u>NP</u>
24 25	Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References		Contr	ols		
<u>RESIDENTIAL STANDARDS A</u>			Contra	015		
Development Standards						
Usable Open Space [Per Dwelling Unit]	<u>§§135, 136</u>		feet per unit feet per uni	t if private, or t if common		
<u>Off-Street Parking Requirements</u>	<u>\$\$ 145.1, 150, 151.1, 153 -</u> <u>156, 166, 204.5</u>	0.5 spaces to 0.75 car above. Bika 155.2. If co car share s	g not require per Dwelling s per Dwellin e parking red r parking is paces are re as 50 units o	g Unit, C up ng Unit; NP juired per <u>§</u> provided, quired when		
Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dw at least two	Bedrooms,			
		<u>Dwelling U</u> three Bedro		ntain at least		
Use Characteristics		<u>innee Deur</u>	<u>50ms.</u>			
Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
Student Housing	<u>§ 102</u>	<u>P</u>				
<u>Residential Uses</u>			ontrols By S			
		<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$		
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>		
<u>Dwelling Units, Senior Housing, Group</u> <u>Housing</u>	<u>§§ 102, 202.2(f), 207, 208</u>	restricted b controls of open space, dwelling un applicable o Codes, as w	y physical en height, bulk, exposure, re it mix, and o	setbacks, equired other nis and other plicable		
		elements an	d area plans	s of the		
			<u>an, and desig</u> g Departmer			
Accessory Dwelling Unit	<u>\$\$102, 207(c)(4)</u>	envelope. 1	e existing but ADU allowe	ed in		
		<u>Units. No li</u>		<u>r Dwelling</u> ngs with 5 or DUs may not		
		eliminate of	<u>r reduce grou</u> mmercial spa	und-story		
Homeless Shelters	<u>§§ 102, 208</u>	Density lim	its regulated			
		<u>Administrat</u>				
Loss and Division of Dwelling Un	<u>nits</u>	<u>C</u> <u>1st</u>	ontrols by St <u>2nd</u>	<u>tory</u> <u>3rd+</u>		

1	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
1	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Division of Dwelling Units	<u>§207.8</u>	Division of e	existing Dwe	lling Units P
3			<u>per §207.8</u>		

4	

5	Zoning Category	§ References	<u>Controls</u>					
6	NON-RESIDENTIAL STANDARDS AND USES							
0	Development Standards							
7	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>					
8	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 3,99</u> square feet		et; C 4,000			
9	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151.1, 153 -</u>			ed. Limits set			
10		<u>156, 166, 204.5</u>	<u>forth in Sec</u> required pe		<u>Bike parking</u> 55.2. Car			
11			share space					
11			project has spaces per §		parking			
12	Off-Street Freight Loading	<u>§§ 150, 152, 153 - 155, 161,</u>	None requir	red if gross	floor area is			
13		<u>204.5</u>	less than 10 Exceptions					
15			Exceptions	permilieu p	<u>er §101.</u>			
14	Drive-up Facility	§102	NP					
15	Formula Retail	<u>\$\$102</u> <u>\$\$102, 303.1</u>	<u><u>M</u> <u>C</u></u>					
10	Hours of Operation	§102	<u> </u>					
16	Maritime Use	<u>§102</u>	NP					
17	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>	<u>)</u>				
	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located</u>	in front; C	if located			
18	Walk-up Facility	§102	elsewhere					
19		<u>§102</u>	<u>P</u>	ntrols by	C4 a series			
-				1	<u>~</u>			
20	<u>Agricultural Use Category</u> <u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>1st</u>	2nd	$\underline{3rd+}$			
21	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u> §§102, 202.2(c)	<u>P</u> <u>P</u> <u>P</u> <u>C</u> <u>C</u> <u>C</u>		<u> </u>			
	Greenhouse	<u>\$\$102, 202.2(c)</u> \$\$102, 202.2(c)			<u> </u>			
22	Automotive Use Category	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	<u></u>	<u></u>	<u></u>			
23	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u> <u>NP</u> <u>NP</u>		NP			
0.4	Automotive Repair	<u>§102</u>	<u><u>C</u></u>	NP	NP			
24	Automotive Service Station	<u>§§102, 187.1, 202.2(b),</u>	<u><u> </u></u>	NP	NP			
25		<u>202.5</u>						

NP           C           C
NP           Q
<u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u>
NP           NP           NP           NP           NP           NP           C
<u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u>
<u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u>
<u>NP</u> <u>NP</u> <u>NP</u> <u>C</u>
<u>NP</u> <u>NP</u> <u>C</u>
<u>NP</u> <u>C</u>
<u>C</u>
<u>C</u>
<u>NP</u>
<u>C</u>
<u>P(3)</u>
<u>NP</u>
<u>NP</u>
<u>NP</u>
<u>C</u>
<u>P(4)</u>
<u>NP</u>
<u>C</u>
<u>NP</u>
NP
<u>NP</u>
NP
<u>NP</u>
<u>NP</u>

	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>	
1	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>	
2	Retail Sales and Service, General	<u>§§102, 202.3</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>	
	Services, Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
3	Services, Fringe Financial	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>	
4	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
_	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
6	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>	
_	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
8	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
	Utility and Infrastructure Use Catego	<u>ory</u>				
9	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>	
10	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	* Not Listed Below					
12	(1) C required for ground floor residential u					
16	(2) P on the Second Story of existing buildin otherwise NP.	<u>gs which have had no immediat</u>	<u>ely prior seco</u> i	<u>ıd-story Re</u>	<u>sidential Use,</u>	
13	(3) C required for 13 or more children					
14	(4) C required for seven or more persons.					
15	(5) (a) Liquor Stores are not permitted within inactive for more than 180 days may not be		-			
15	district with Conditional Use authorization;		-	-		
16	(b) Liquor Stores, General Grocery Stores, General Grocery Stores, Good Neighbor requirements:	pres, and Specialty Grocery Stor	res shall comp	ly with the	following_	
17	(i) The business operator shall ma		•			
	subject property in a clean and sanitary con Sidewalk Maintenance Standards. In additio	-				
18	sidewalk within a one-block radius of the suit	bject business to maintain the si	dewalk free of	f litter assoc	ciated with	
19	the business during business hours in accord For information about compliance, contact h					
20	(ii) The business operator shall pr	ovide outside lighting in a man	ner sufficient t	o illuminat	e street and	
21	sidewalk areas and adjacent parking as app	ropriate to maintain security, w	ithout disturbi	ng area res	sidences.	
	(iii) No more than one-third of the bear advertising or signage of any sort and d					
22	manner that ensures that law enforcement po		•			
23	premises including the area in which the cash registers are maintained from the exterior public sidewalk or entrance to the premises.					
24	(6) FRINGE FINANCIAL SERVICE RESTRI	ICTED USE DISTRICT (FFSRI	UD)			
25	<b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Divisadero Street NCD.					

(7) *C if a Macro WTS Facility; P if a Micro WTS Facility.* 

# 4 SEC. 747. <u>760.</u> FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT

## 5 DISTRICT.

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### Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE			
		<u>Fillmore St. NCT</u>	
Zoning Category	<u>§</u> References	<u>Controls</u>	
<b>BUILDING STANDARDS</b>			
Massing and Setbacks			
Height and Bulk Limits.	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u>	Varies, but generally 50-X south. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.	
	<u>and Bulk</u> <u>District Maps</u>		
<u>5 Foot Height Bonus for Active</u> Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>	
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet	
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.	
Street Frontage and Public Red	alm_		
Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>	
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required: controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,	
		ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for	
		historic buildings.	

Ground Floor Commercial	<u>§ 145.4</u>	<u>Required along Fillmore Street from Bush Street to</u> <u>McAllister Street</u>
Vehicular Access Restriction	<u>s § 155(r)</u>	None
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u>
Planned Unit Development	<u>§ 304</u>	<u>above</u> <u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	As permitted by Section § 607.1
	<u>608, 609</u>	
<u>General Advertising Signs</u>	<u>\$\$ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u>	<u>NP</u>
	<u>611</u>	
Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
	<u>Industry</u> <u>Element</u>	
Zoning Category	<u>\$</u>	<u>Controls</u>

13	<b>Zoning Category</b>	<u>s</u> References	<u>Controls</u>				
14	RESIDENTIAL STANDARDS AND USES						
15	Development StandardsUsable Open Space [Per Dwelling§§135, 13680 square feet per unit if private, or 100 square feet						
16	<u>Unit]</u>	<u>88155, 150</u>	unit if common	unii ij privale, or 1	oo square jeer per		
17	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit; NP above. Bike parking required per § 155.2. If car				
18			parking is provided, car share spaces are required when a project has 50 units or more per §166.				
19	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling U	Units shall contain a 6 of Dwelling Units	at least two		
20			least three Bedroo				
21	Use Characteristics						
00	Single Room Occupancy	<u>§ 102</u>	<u>P</u>				
22	Student Housing	<u>§ 102</u>	<u>P</u>				
23	<u>Residential Uses</u>		<u>Controls By Story</u> <u>1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>+</u>				
24	Residential Uses	<u>§ 102</u>	<u>P(1)</u>	<u> </u>	<u>P</u>		
25							

1 2 3	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§§ 102.</u> <u>202.2(f), 207,</u> <u>208</u>	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, required dwelling unit mix, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.		
4	Accessory Dwelling Unit	<u>§§102,</u>			elope. 1 ADU allowed
5		<u>207(c)(4)</u>	in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or		
6			commercial space.		
7	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code		
1	Loss and Division of Dwelling Units			<u>Controls by St</u>	tory
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Division of Dwelling Units	<u>§207.8</u>	Division of existing Dwelling Units P per §207.8		
11				_	

13	Zoning Category	<u>§</u> References	<u>Controls</u>
14	NON-RESIDENTIAL STANDA		*5
15	Development Standards		
16	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>
17	<u>Use Size</u>	<u>§§ 102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000 square feet and</u> <u>above</u>
18	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car
19		<u>156, 166, 204.5</u>	share spaces required when a project has 25 or more parking spaces per §166.
20	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155,</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.
21		<u>204.5</u>	
<u></u>	Commercial Use Characteristics		
22	Drive-up Facility	<u>§102</u>	<u>NP</u>
23	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>
_0	Hours of Operation	<u>§102</u>	<u>No limit</u>
24	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>
25	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>

	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in f</u>	ront; C if located	l elsewhere
1	Walk-up Facility	<u>§102</u>	<u>P</u>		
2			Controls by Story		
3	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
U	Agriculture, Neighborhood	<u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	Agriculture, Large Scale Urban	<u>202.2(c)</u> §§102,	<u>C</u>	<u>C</u>	<u>C</u>
5	Ingriculture, Eurge Seale Orban	$\frac{33102}{202.2(c)}$	<u> </u>	<u> </u>	<u> </u>
6	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Automotive Use Category				
7 8	Automotive Uses*	<u>§§ 102, 142,</u> <u>156, 187.1,</u> <u>202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Automotive Repair	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
11	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Vehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Entertainment, Arts and Recreati	on Use Categor	<u>y</u>		
14	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4.0	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Industrial Use Category				
20	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Medical Cannabis Dispensary</u>	<u>§§102.</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
24	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Sales and Service Use Category				

1	<u>Retail Sales and Service Uses*</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>P</u>
	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Bar	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
_	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
·	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Motel</u>	<u>§§102.</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Restaurant</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Restaurant, Limited</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
10	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
13	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4 -	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Storage, Commercial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	Utility and Infrastructure Use Ca		C(2)	C(2)	<i>C</i> (2)
21	<u>Utility and Infrastructure*</u> <u>Power Plant</u>	<u>§102</u> \$102	$\underline{C(3)}$	<u>C(3)</u> NP	<u>C(3)</u> NP
21	Power Plant Public Utilities Yard	<u>§102</u> <u>§102</u>	<u>NP</u> NP	<u>NP</u> NP	<u>NP</u> <u>NP</u>
22	<u>1 unic Unimes Tufa</u>	<u>8102</u>	1 <b>VF</b>	1V <b>F</b>	<u>1VI</u>

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- 24
- ~~
- 25

4	<u>* Not listed below</u>
1	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)
2	(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
3	<b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Fillmore <u>Street NCD.</u>
4	
5	<u>Controls:</u> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. <u>Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in</u> <u>subsection 249.35(c)(3).</u>
6	
7	(3) C if a Macro WTS Facility; P if a Micro WTS Facility.
8	SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.
9	The Hayes-Gough Neighborhood Commercial Transit District is located within walking
10	distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern
11	edge generally at Lily Street, with an extension sough along both sides of Octavia Boulevard to Market
12	Street. This mixed-use commercial district contains a limited range of retail commercial activity, which
13	primarily caters to the immediate need of the neighborhood. The few comparison goods that it does
14	provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and
15	Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types
16	of retail activity are limited.
17	The Hayes-Gough District controls are designed to allow for growth and expansion that is
18	compatible with the existing building and use scales. Building standards protect the moderate building
19	and Use Size and require rear yards at residential levels. To maintain the mixed-use character of the
20	district, most commercial uses are permitted at the first and second stories and housing is strongly
21	encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial
22	activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses
23	are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is
24	further promoted by restricting new ground-story medical, business and professional offices. To protect
25	continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is

- 1 <u>required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required</u>
- 2 <u>on Hayes Street and portions of Octavia Boulevard.</u>
- 3 <u>Housing development in new buildings is encouraged above the second story, and is controlled</u>
- 4 *not by lot area but by physical envelope controls. Existing residential units are protected by limitations*
- 5 <u>on demolitions, mergers, subdivisions, and upper-story conversions. Given the area's central location</u>
- 6 *and accessibility to the downtown and to the City's transit network, accessory parking for Residential*
- 7 <u>Uses is not required. The code controls for this district are supported and augmented by design</u>
- 8 guidelines and policies in the Market and Octavia Area Plan of the General Plan.
- 9

#### Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

### 10

2	ZONING	CON	TROL T	ABLE
				71

11			<u>Hayes-Gough NCT</u>
	Zoning Category	<u>\$</u>	<u>Controls</u>
12		<u>References</u>	
10	<u>BUILDING STANDARDS</u>		
13	Massing and Setbacks		
14	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required
15		<u>100, 250 252,</u> <u>260, 261.1,</u>	on Alleys per §261.1.
15		<u>270, 271. See</u>	
16		<u>also Height</u> and Pulk	
		<u>and Bulk</u> <u>District Maps</u>	
17	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
18	<u>Floor Uses</u>		
10	<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the lowest Story containing a Dwelling
19		<u>134(a)(e), 136</u>	<u>Unit, and at each succeeding level or Story of the</u> Building: 25% of lot depth, but in no case less than
00			15 feet
20			
21	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
<u> </u>		<u>132, 133</u>	
22	Street Frontage and Public Realm		
	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
23	<u>Improvements</u>		

24

	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
1	Sireer Frendge Requirements	<u>A 1 /0.1</u>	setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
•			railings, and grillwork. Exceptions permitted for
3			historic buildings.
4			
5	Ground Floor Commercial	<u>§ 145.4</u>	Required on Hayes Street; portions of Octavia Street
	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Hayes Street between Franklin and</u> Laguna Streets, and on Octavia Street between Hayes
6			and Fell Streets. CU required on Haight between
7			Market and Webster Streets and on Octavia between Fell and Market Streets.
8			
9	<u>Miscellaneous</u>		
9	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and above
10	Planned Unit Development	<u>§ 304</u>	<u>above</u> <u>C</u>
11	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
10	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
12		<u>604,</u> <u>607, 607.1,</u>	
13		<u>608, 609</u>	
14	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
		<u> </u>	
15		<u>611</u>	
16	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
17		<u>Industry</u>	
		<u>Element</u>	
18			
19	Zoning Category	<u>§</u>	<u>Controls</u>
20	RESIDENTIAL STANDARDS A	<u>References</u>	
	<b>RESIDENTIAL STANDARDS A</b> Development Standards		
21	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet per</u>
22	<u>Unit]</u>		unit if common
23	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1.152	Car parking not required. P up to 0.5 spaces per
		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	Dwelling Unit: C up to 0.75 spaces per Dwelling Unit. NP above 0.75 spaces per Dwelling Unit. Bike
24			parking required per § 155.2. If car parking is
25			provided, car share spaces are required when a project has 50 units or more per §166.

1	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling	Units shall cont	ain at least two
I			<u>Bedrooms.</u>		
2	<u>Use Characteristics</u>	8 100	D		
3	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
5	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
4	<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By Sta</u> <u>2<sup>nd</sup></u>	<u>ory</u> <u>3<sup>rd</sup>+</u>
5	Posidential User	\$ 102	D(1)	מ	D
6	<u>Residential Uses</u> Dwelling Units, Senior Housing, and	<u>§ 102</u> <u>§§ 102,</u>	<u>P(1)</u> No residential de	<u>P</u> ensity limit by lot	<u>P</u> area. Density
0	Group Housing	<u>202.2(f), 207,</u>	restricted by phy		
7		<u>208</u>	<u>bulk, setbacks, op</u> applicable contro		ure and other her Codes, as well as
8			by applicable de	sign guidelines, a	applicable elements
•			and area plans of by the Planning		an, and design review
9	Accessory Dwelling Units	<i>§§102,</i>	<i>P</i> within the exist	*	alona 1 ADU
10	Accessory Dweiting Onlis	$\frac{88102}{207(c)(4)}$	allowed in buildi	ngs with 4 or few	ver Dwelling Units.
11					o <u>re Dwelling Units.</u> se ground-story retail
11			<u>ADUS may not et</u> or commercial st		<u>e grouna-story retati</u>
12	Homeless Shelters	§§ 102, 208			Administrative Code
14		<u>,, 102, 200</u>	<u>1 achistiy timus r</u>	<u>ezulaica by inc 1</u>	<u>ianinistrative coue</u>
	Loss and Division of Dwelling Un			<u>Controls by Ste</u>	
13			<u>Ist</u>	• •	
				<u>Controls by Ste</u>	o <u>ry</u>
13	Loss and Division of Dwelling Un	<u>its</u>	<u>Ist</u> <u>C</u> <u>C</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u>	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u>
13 14 15	Loss and Division of Dwelling Un Residential Conversion	<u>\$ 317</u>	<u>Ist</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u>	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u>
13 14	Loss and Division of Dwelling Un Residential Conversion Residential Demolition and Merger	<u>\$ 317</u> <u>\$ 317</u>	<u>Ist</u> <u>C</u> <u>C</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u>	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u>
13 14 15	Loss and Division of Dwelling Un Residential Conversion Residential Demolition and Merger	<u>\$ 317</u> <u>\$ 317</u>	<u>Ist</u> <u>C</u> <u>C</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u>	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u>
13 14 15 16	Loss and Division of Dwelling Un Residential Conversion Residential Demolition and Merger Division of Dwelling Units	<u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 207.8</u> <u><b>\$</b> <b>References</b></u>	<u>Ist</u> <u>C</u> <u>C</u> <u>Division of existi</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u> ing Dwelling Uni	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u>
13 14 15 16 17	Loss and Division of Dwelling Un         Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units	<u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 207.8</u> <u><b>\$</b> <b>References</b></u>	<u>Ist</u> <u>C</u> <u>C</u> <u>Division of existi</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u> ing Dwelling Uni	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u>
13 14 15 16 17 18	Loss and Division of Dwelling Un Residential Conversion Residential Demolition and Merger Division of Dwelling Units Zoning Category NON-RESIDENTIAL STANDAR	<u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 207.8</u> <u><b>\$</b> <b>References</b></u>	<u>Ist</u> <u>C</u> <u>C</u> <u>Division of existi</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u> ing Dwelling Uni	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u>
13 14 15 16 17 18 19	Loss and Division of Dwelling Un         Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAL         Development Standards	<u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 207.8</u> <u><b>§</b> <b>References</b></u> <b>RDS AND USES</b> <u>\$ 102, 123,</u>	<u>Ist</u> <u>C</u> <u>C</u> Division of existi	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u> <u>ng Dwelling Uni</u> <u>Controls</u>	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u>
13 14 15 16 17 18 19 20 21	Loss and Division of Dwelling Un         Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAN         Development Standards         Floor Area Ratio         Use Size	<u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 207.8</u> <u><b>§</b></u> <u><b>References</b></u> <u><b>Ros AND USES</b></u> <u>\$ 102, 123, 124</u> <u>\$ 102, 121.2</u>	<u>Ist</u> <u>C</u> <u>C</u> <u>Division of existing</u> <u>3.0 to 1</u> <u>P up to 2,999 squ</u> <u>C 3,000 square f</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u> <u>ing Dwelling Uni</u> <u>Controls</u> <u>Controls</u> <u>uare feet:</u> <u>ieet and above</u>	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u> ts P per §207.8
13 14 15 16 17 18 19 20 21 22	Loss and Division of Dwelling Un         Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAN         Development Standards         Floor Area Ratio	<u>its</u> <u>§ 317</u> <u>§ 317</u> <u>§ 317</u> <u>§ 207.8</u> <u>§</u> <u>References</u> <u>RDS AND USES</u> <u>§ 102, 123, 124</u> <u>§ 102, 121.2</u> <u>§ § 145.1, 150, 125, 125, 125, 125, 125, 125, 125, 125</u>	<u>Ist</u> <u>C</u> <u>C</u> Division of existing <u>3.0 to 1</u> <u>P up to 2,999 squ</u> <u>C 3,000 square from Car parking not</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u> <u>ing Dwelling Uni</u> <u>Controls</u> <u>Controls</u> <u>uare feet:</u> <u>ieet and above</u> required. Limits	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u> <u>ts P per §207.8</u> <u>set forth in Section</u>
13 14 15 16 17 18 19 20 21	Loss and Division of Dwelling Un         Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAN         Development Standards         Floor Area Ratio         Use Size	<u>\$ 317</u> <u>\$ 317</u> <u>\$ 317</u> <u>\$ 207.8</u> <u><b>§</b></u> <u><b>References</b></u> <u><b>Ros AND USES</b></u> <u>\$ 102, 123, 124</u> <u>\$ 102, 121.2</u>	<u>Ist</u> <u>C</u> <u>C</u> Division of existing <u>3.0 to 1</u> <u>P up to 2,999 square for</u> <u>C 3,000 square for</u> <u>151.1. Bike parking not</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u> <u>ing Dwelling Uni</u> <u>Controls</u> <u>Controls</u> <u>uare feet:</u> <u>ieet and above</u> <u>required. Limits</u> <u>ing required per</u>	<u>ory</u> <u>3rd+</u> <u>NP</u> <u>C</u> ts P per §207.8
13 14 15 16 17 18 19 20 21 21 22	Loss and Division of Dwelling Un         Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAN         Development Standards         Floor Area Ratio         Use Size	its         § 317         § 317         § 317         § 207.8         §         References         RDS AND USES         § 102, 123, 124         § 102, 121.2         § 145.1, 150, 151.1, 153 -	<u>Ist</u> <u>C</u> <u>C</u> Division of existing <u>3.0 to 1</u> <u>P up to 2,999 square for</u> <u>C 3,000 square for</u> <u>151.1. Bike parking not</u>	<u>Controls by Sta</u> <u>2nd</u> <u>C</u> <u>C</u> <u>ng Dwelling Uni</u> <u>Controls</u> <u>Controls</u> <u>eet and above</u> <u>required. Limits</u> <u>ing required per</u> <u>uired when a pro</u>	<u>set forth in Section</u>

1	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per \$161.			
2	Commercial Use Characteristics					
3	Drive-up Facility	<u>§102</u>	NP			
	Formula Retail	<u>§§102, 303.1</u>	<u>NP</u>			
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>n.</u>	
5	Maritime Use	<u>§102</u>	<u>NP</u>			
0	<u>Open Air Sales</u>	<u>§102, 703(b)</u>	See Section 703	<u>(b)</u>		
6	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	elsewhere	
7	Walk-up Facility	<u>§102</u>	<u>P</u>			
8				Controls by S	Story	
0	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
9	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
10	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
11	Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12	Automotive Use Category	<u> </u>				
13	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>	
14	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
14	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
15	Parking Lot, Private	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
16	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>	
17	Entertainment, Arts and Recreation	n Use Category	<u> </u>	1		
18	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
19	Entertainment, General	<u>§102</u>	<u>C</u>	NP	NP	
	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	NP	
20	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
21	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
22	Industrial Use Category					
23	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	Institutional Use Category					
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
25	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	

	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
4	Sales and Service Use Category	Γ	-	l	
5	<u>Retail Sales and Service Uses*</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
6	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
C	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	Bar	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
9	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
15	Restaurant, Limited	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	Services, Fringe Financial	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
17	Services, Health	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
18	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
15	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
20	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<b>1</b> 2	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
23	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
24	Utility and Infrastructure Use Cate	<u>egory</u>			
25	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
25	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
* Not listed below			. 1. 145 4(1)	·	
(1) C required for ground floor 1 (2) C required for 13 or more ch		<u>street frontage is lis</u>	<u>ted in 145.4(b)</u>		
(3) C required for seven or more	e persons.				
(4) Subject to the restrictions set forth in subsection 249.35(c)(3).		35, including, but n	ot limited to, the	proximity restrictio	<u>ns set</u>
(5) C if a Macro WTS Facility; H		<u>ility.</u>			
SEC. 762. VALENCIA STR	EET NEIGHBO	RHOOD COMN	<u>IERCIAL TR</u>	ANSIT DISTRI	<u>ICT.</u>
<u>The Valencia Street C</u>	Commercial Trans	it District is loca	uted near the c	enter of San Fra	<u>incisco in</u>
the Mission District. It lies al	ong Valencia Stre	eet between 14th	and Cesar Ch	avez (Army) Str	<u>eet, and</u>
includes a portion of 16th Str	eet extending wes	t toward Dolore	s Street. The c	ommercial area	provides
a limited selection of conveni	ence goods for th	e residents of sec	ctions of the M	lission and Dolo	<u>ores</u>
<u>Heights. Valencia Street also</u>	<u>serves a wider tr</u>	ade area with its	retail and wh	<u>olesale home fu</u>	<u>rnishings</u>
and appliance outlets. The co	mmercial district	also has severa	l automobile-r	elated businesse	<u>es. Eating</u>
and drinking establishments o	contribute to the s	treet's mixed-us	e character an	d activity in the	<u>evening</u>
hours. A number of upper-sto	ory professional a	nd business offic	es are located	in the district, s	<u>some in</u>
converted residential units.					
<u>The Valencia Street D</u>	District has a patte	ern of large lots o	and businesses	s, as well as a siz	<u>zable</u>
<u>number of upper-story reside</u>	ntial units. Contro	ols are designed	to permit mod	lerate-scale buil	<u>dings and</u>
uses, protecting rear yards at	bove the ground s	tory and at resia	lential levels. I	<u>New neighborho</u>	<u>od-servin</u>
<u>commercial development is e</u>	ncouraged mainly	at the ground s	tory. While off	fices and genera	<u>l retail</u>
sales uses may locate at the s	econd story of ne	w buildings unde	er certain circi	umstances, most	•
commercial uses are prohibit	ed above the seco	ond story. In orde	er to protect th	e balance and v	<u>variety of</u>
retail uses and the livability of	of adjacent uses a	nd areas, most e	ating and drin	king and enterto	<u>iinment</u>
uses at the ground story are l	imited. Continuoi	ıs retail frontage	e is promoted l	by prohibiting di	<u>rive-up</u>
facilities, some automobile us	ses, and new nonr	etail commercia	l uses. Parking	<u>g is not required</u>	<u>, and any</u>

- 1 <u>new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses</u>
- 2 <u>are required.</u>
- 3 *Housing development in new buildings is encouraged above the ground story. Housing density*
- 4 *is not controlled by the size of the lot but by requirements to supply a high percentage of larger units*
- 5 *and by physical envelope controls. Existing residential units are protected by prohibitions on upper-*
- 6 story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central
- 7 *location and accessibility to the City's transit network, accessory parking for Residential Uses is not*
- 8 required. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4)
- 9 <u>of this Code.</u>

### Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

		<u>Valencia Street NCT</u>
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
<b>BUILDING STANDARDS</b>	References	
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u>	40-X, 50-X. See Height and Bulk Map Sheet HTO
	<u>106, 250—252,</u>	more information. Height sculpting required on A
	<u>260, 261.1,</u>	<u>per §261.1.</u>
	<u>270, 271. See</u>	
	<u>also Height</u>	
	and Bulk	
	<u>District Maps</u>	
5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
Floor Uses		
<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeed
	<u>134(a)(e), 136</u>	level or Story of the building, and at the First Stor
		contains a Dwelling Unit: 25% of lot depth, but i
		<u>case less than 15 feet</u>
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
	<u>132, 133</u>	
Street Frontage and Public Realm		
Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
Improvements		

		1	
1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-level
2			spaces, transparency and fenestration, and gates,
3			railings, and grillwork. Exceptions permitted for historic buildings.
4	Ground Floor Commercial	<u>§ 145.4</u>	Required on portions of Valencia Street, 16th Street, and 22nd Street
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Valencia Street between 15th and 23rd</u> <u>Streets and on 16th Street between Guerrero and Capp</u>
6	Miscellaneous		<u>Streets.</u>
7	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 9,999 square feet.; C 10,000 square feet and
,			above
8	<u>Planned Unit Development</u>	<u>§ 304</u>	<u><u>C</u></u>
9	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
3	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
10		<u>607, 607.1,</u>	
11		608, 609	
11	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
12		<u>604,</u> <u>608, 609, 610,</u>	
13		<u>611</u>	
	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
14		<u>Commerce and</u>	
15		<u>Industry</u> Element	
16	Zoning Category	8	Controls
17	Zoning Category	<u>§</u> References	<u>Controls</u>
18	RESIDENTIAL STANDARDS A		
10	Development Standards		
19	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	80 square feet per unit if private, or 100 square feet per
00	<u>Unit]</u>		<u>unit if common</u>
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. P up to 0.5 spaces per
21		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is
~~		<u>130, 100, 204.3</u>	provided, car share spaces are required when a project
22			has 50 units or more per §166.
23	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two</u> Bedrooms, or 30% of Dwelling Units shall contain at
			<u>Bedrooms, or 30% of Dwelling Units shall contain at</u> least three Bedrooms.
24	Use Chargeteristics		
25	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>
	surge noom occupancy	<u>x 102</u>	<u>+</u>

	Student Housing	<u>§ 102</u>	<u>P</u>		
1	<u>Residential Uses</u>			<u>Controls By St</u>	tory
2			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup>+</u>
3	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
3	<u>Dwelling Units, Senior Housing, and</u> Group Housing	<u>§§ 102,</u> 202.2(f), 207,	<u>No residential de</u>		area. Density ontrols of height, bulk,
4	Group Housing	<u>202.2(j), 207,</u> <u>208</u>	setbacks, open s	pace, exposure ai	nd other applicable
5			controls of this and other Codes, as well as by applicable design guidelines, applicable elements and		
0			area plans of the	e General Plan, a	and design review by
6			the Planning De	<u>partment.</u>	
7	Accessory Dwelling Units	<u>§§102,</u> 207(_)(1)			elope. 1 ADU allowed
8		<u>207(c)(4)</u>			lling Units. No limit in g Units. ADUs may
			not eliminate or		tory retail or
9	Homeless Shelters	<u>§§ 102, 208</u>	<u>commercial space</u> <u>Density limits re</u>		lministrative Code
10	Loss and Division of Dwelling Uni	<u>its</u>		Controls by St	tory
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Uni	its P per §207.8
14					
15	Zoning Category	§ References		<b>Controls</b>	
16	NON-RESIDENTIAL STANDAR	RDS AND USES	<u>S</u>		
17	Development Standards				
18	Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>		
19	<u>Use Size</u>	<u>124</u> <u>§§102, 121.2</u>	P up to 2 000 sc	uara faat: C 3 00	0 square feet and
		<u> <u>88102, 121.2</u></u>	above	•	× •
20	Off-Street Parking Requirements	<u> </u>		*	<u>set forth in Section</u> Section 155.2. Car
21		<u>156, 166, 204.5</u>	share spaces req	uired when a pro	oject has 25 or more
22	Off-Street Freight Loading	<u>§§ 150, 152,</u>	parking spaces p None required if		is less than 10,000
23		<u>153 - 155, 161,</u> <u>204.5</u>	square feet. Exce	eptions permitted	<u>per §161.</u>
24	Commercial Use Characteristics				
	Drive-up Facility	<u>§102</u>	<u>NP</u>		
25	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		

	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>			
1	Maritime Use	<u>§102</u>	<u>NP</u>			
2	Open Air Sales	<u>§§102, 703(b)</u>	See Section 703	( <u>b)</u>		
3	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>			
3	Walk-up Facility	<u>§102</u>	<u>P</u>			
4				Controls by S	<u>Story</u>	
5	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
6	Agriculture, Neighborhood	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
7	Agriculture, Large Scale Urban	<u>§§102.</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
8	<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
0	Automotive Use Category	1	L	L		
9 10	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	Automotive Repair	<u>§102</u>	<u>C</u>	NP	<u>NP</u>	
11	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
12	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
13	Parking Lot, Private	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
14	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>	
4 5	Entertainment, Arts and Recreatio	n Use Category				
15 16	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
17	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
18	<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
19	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
20	Industrial Use Category	1	L	L		
21	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
21	Institutional Use Category	-	1			
22	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
23	<u>Child Care Facility</u>	<u>§102</u> \$102	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	
	<u>Hospital</u> Medical Cannabis Dispensary	<u>§102</u> 88102	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	meaicai Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>	
25	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	

	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>			
1	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>			
2	Sales and Service Use Category							
3	<b>Retail Sales and Service Uses</b> *	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>C</u>	<u>NP</u>			
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
4	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
5	Bar	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>			
6	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>			
Ũ	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>			
7	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
8	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
0	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>			
9	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>			
10	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>			
11	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>			
12	Restaurant, Limited	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>			
40	Services, Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
13	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>			
14	Services, Instructional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>			
	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
15	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>			
16	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
17	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
18	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>			
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>			
19	Utility and Infrastructure Use Cat	<u>egory</u>						
20	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u><i>C</i>(6)</u>			
20	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
21	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
22	Not listed below							

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2) C required for 13 or more children

(3) C required for seven or more persons.

25

23

1	(4) GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS RESTRICTED Boundaries: Valencia Street from 15th Street to 24th Street.
2	<b>Controls:</b> Conversion of existing ground floor retail uses or of ground floor spaces occupied as retail uses at any point within a period of three years prior to submission of a building permit application to Restaurant requires
3	conditional use authorization.
4	(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Valencia Street Neighborhood
5	<u>Commercial Transit District.</u> <u>Controls:</u> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in
6	subsection 249.35(c)(3).
7	(6) C if a Macro WTS Facility; P if a Micro WTS Facility.
8	SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.
9	<u>The 24th Street – Mission Neighborhood Commercial Transit District is situated in the Inner</u>
10	Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district
11	provides convenience goods to its immediate neighborhood as well as comparison shopping goods and
12	services to a wider trade area. The street has a great number of Latin American restaurants, grocery
13	stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open
14	during the day while the district's bars and restaurants are also active in the evening. Dwelling Units
15	are frequently located above the ground-story commercial uses.
16	<u>The 24th Street – Mission Neighborhood Commercial Transit District controls are designed to</u>
17	provide potential for new development consistent with the existing scale and character. Small-scale
18	buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground
19	story and at residential levels are protected. Most commercial uses are encouraged at the ground story,
20	while service uses are permitted with some limitations at the second story. Special controls are
21	necessary to preserve the unique mix of convenience and specialty commercial uses. In order to
22	maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are
23	prohibited, and limitations apply to the development and operation of ground-story full-service
24	restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and
25	encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active.

- 3 *Housing development in new buildings is encouraged above the ground story. Housing density*
- 4 *is not controlled by the size of the lot but by requirements to supply a high percentage of larger units*
- 5 *and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story*
- 6 <u>conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central</u>
- 7 *location and accessibility to the City's transit network, accessory parking for Residential Uses is not*
- 8 <u>required.</u>
- 9

#### Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL

### TRANSIT DISTRICT ZONING CONTROL TABLE

		24th Street - Mission NCT
<u>Zoning Category</u>	<u>\$</u>	<u>Controls</u>
	<u>References</u>	
BUILDING STANDARDS		
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> 106, 250, 252	40-X, 50-X, 105-E. See Height and Bulk Map Sh
	<u>106, 250—252,</u>	HT07 and HT08 for more information. Height
	<u>260, 261.1,</u> 270, 271, See	sculpting required on Alleys per §261.1.
	<u>270, 271. See</u> also Height	
	and Bulk	
	District Maps	
5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
Floor Uses	<u>,</u>	
Rear Yard	<u>§§ 130, 134,</u>	Required at the Second Story and at each succee
	$\frac{33100}{134(a)(e)}, 136$	level or Story of the building, and at the First Sto
		it contains a Dwelling Unit: 25% of lot depth, b
		no case less than 15 feet
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
	<u>132, 133</u>	
Street Frontage and Public Realm		
Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
Improvements		-

1 2	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-level <u>spaces, transparency and fenestration, and gates,</u> <u>railings, and grillwork. Exceptions permitted for</u>
3			<u>historic buildings.</u>
4		0.145.4	
5	<u>Ground Floor Commercial</u> Vehicular Access Restrictions	<u>§ 145.4</u> § 155(r)	<u>Required on 24th Street for the entirety of the district</u> Prohibited on 24th Street for the entirety of the
6		<u>n</u>	district
	Miscellaneous		
7	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> above
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
9	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
10	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> 607, 607, 1	As permitted by Section § 607.1
11		<u>607, 607.1,</u> <u>608, 609</u>	
12	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
13		<u>608, 609, 610,</u> <u>611</u>	
14	Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
15		<u>Industry</u> <u>Element</u>	
16			<u> </u>
17	Zoning Category	<u>§</u> References	<u>Controls</u>
18	RESIDENTIAL STANDARDS A		
19	Development Standards		
	<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet</u> per unit if common
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>Car parking not required. Limits set forth in Section</u>
21	<u>og-sireer i arking Requirements</u>	<u>§§ 145.1, 150.</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<u>151.1. Bike parking required per Section 155.2. If car</u> parking is provided, car share spaces are required
22		· · · · · · · · · · · · · · · · · · ·	when a project has 50 units or more per §166.
~~	Dwelling Unit Mix	8 207 6	40% of Dwelling Units shall contain at least two

 151.1, 153 -<br/>156, 166, 204.5
 151.1. Bike parking required per Section 155.2. If car<br/>parking is provided, car share spaces are required<br/>when a project has 50 units or more per §166.

 Dwelling Unit Mix
 § 207.6

 40% of Dwelling Units shall contain at least two<br/>Bedrooms, or 30% of Dwelling Units shall contain at<br/>least three Bedrooms.

 Use Characteristics

 Single Room Occupancy
 § 102

23

24

Student Housing	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>			Controls By Stor	<u>v</u>
		<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§§ 102,</u> 202.2(f), 207,	<u>No residential density limit by lot area. Density</u> <u>restricted by physical envelope controls of height,</u>		
	<u>208</u>		* *	
		by applicable design guidelines, applicable elements		
				•
Accessory Dwelling Units	$\frac{\$\$102,}{207(c)(4)}$	<u><i>P</i> within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.		
		No limit in buildi	ngs with 5 or more	e Dwelling Units.
		or commercial sp	pace.	······································
		<u>Density limits reg</u>		
Loss and Division of Dwelling Uni	<u>ts</u>	<u>Controls by Story</u>		
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Residential Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
Division of Dwelling Units	<u>§207.8</u>	Division of existi	ng Dwelling Units	<u>P per §207.8</u>
Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
NON-RESIDENTIAL STANDAR	<u>PDS AND USES</u>	<u>5</u>		
Development Standards				
Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§102, 121.2</u>		uare feet; C 2,500 .	square feet and
Off-Street Parking Requirements	<u>§§ 150, 151,</u> 161	Car parking not		
		<u>151.1. Bike parking required per Section 155.2. Car</u> <u>share spaces required when a project has 25 or more</u> parking spaces per §166.		
Off-Street Freight Loading	<u>§§ 150, 152,</u> 153 - 155, 161,			
	204.5			
<u>Commercial Use Characteristics</u> <u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
	Residential Uses         Residential Uses         Dwelling Units, Senior Housing, and         Group Housing         Accessory Dwelling Units         Homeless Shelters         Loss and Division of Dwelling Units         Residential Conversion         Residential Demolition or Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics	Residential UsesResidential Uses\$ 102Dwelling Units, Senior Housing, and Group Housing\$ 102, 202, 2(f), 207, 203, 202, 2(f), 207, 208Accessory Dwelling Units\$ \$ 102, 208Accessory Dwelling Units\$ \$ 102, 208Homeless Shelters\$ \$ 102, 208Loss and Division of Dwelling Units\$ \$ 102, 208Residential Conversion\$ 317Residential Demolition or Merger\$ 317Division of Dwelling Units\$ 207.8Zoning Category\$ ReferencesNON-RESIDENTIAL STANDARDS AND USESDevelopment StandardsFloor Area Ratio\$ \$ 102, 121, 2Off-Street Parking Requirements\$ \$ 150, 151, 161Off-Street Freight Loading\$ \$ 150, 152, 153, 161, 204, 5Commercial Use Characteristics\$ \$ 102, 152, 153, 161, 204, 5	Residential Uses       L"         Residential Uses       \$ 102       P(1)         Dwelling Units. Senior Housing, and Group Housing       \$ 102, 202,2(f), 207, 208       No residential de restricted by phy. bulk, setbacks, on applicable contra by applicable des and area plans o, review by the Pla         Accessory Dwelling Units       \$ \$102, 207(c)(4)       P within the exist allowed in buildi No limit in buildi ADUs may not el or commercial sy         Homeless Shelters       \$ \$ 102, 208       Density limits reg         Loss and Division of Dwelling Units       Ist         Residential Conversion       \$ 317       C         Residential Demolition or Merger       \$ 317       C         Division of Dwelling Units       Division of existi         Zoning Category       \$ References         NON-RESIDENTIAL STANDARDS AND USES       Development Standards         Floor Area Ratio       \$ \$ 150, 151, 161, 24         Use Size       \$ 102, 121, 2       P up to 2,499 squ above         Off-Street Parking Requirements       \$ \$ 150, 151, 161, 204, 5       C arparking not 151, 1. Bike parking spaces program p	Residential Uses       Controls By Stor         Residential Uses       \$ 102       P(1)       P         Dwelling Units, Senior Housing, and Group Housing       \$ 102, 207, 208       No residential density limit by lot a restricted by physical envelope com patients, senior, senior Housing, and Group Housing       No residential density limit by lot a restricted by physical envelope com patients, senior, senior

	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
1	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.r	<u>n.</u>	
2	Maritime Use	<u>§102</u>	<u>NP</u>			
2	Open Air Sales	<u>§§102, 703(b)</u>	See Section 703(b)			
3	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>			
4	Walk-up Facility	<u>§102</u>	<u>P</u>			
5				Controls by S	tory	
5	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
6	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
7	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
8	<u>Greenhouse</u>	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>	
9	Automotive Use Category					
10	Automotive Uses*	<u>§§102, 187.1,</u> <u>202.2(b),</u> 202.5, 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
12	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
12	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
13	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>	
14	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>	
15	Entertainment, Arts and Recreatio					
16	Entertainment, Arts and Recreation	<u>§102</u>	NP	NP	NP	
10	<u>Uses*</u>					
17	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
18	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
19	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
20	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
20	Industrial Use Category		. MD			
21	<u>Industrial Uses</u>	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
22	Institutional Use Category	8102	D	9		
23	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
20	Child Care Facility	<u>§102</u>	<u>P</u>	$\underline{P(2)}$	<u>P(2)</u>	
24	<u>Hospital</u> Medical Cannabis Dispensary	<u>§102</u> 88102	<u>NP</u>	<u>NP</u>	<u>NP</u>	
25	<u>meaicai Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	DR	<u>NP</u>	<u>NP</u>	

	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
	Sales and Service Use Category	·			
3	<u>Retail Sales and Service Uses*</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
4	Adult Business	<u>\$102</u>	NP	NP	NP
5	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
	Bar	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Gym</u>	<u>202.2(a)</u> <u>§102</u>	<u>P</u>	<u><u>C</u></u>	NP
7	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	NP
	Kennel	<u>§102</u>	<u><u>c</u></u>	<u>NP</u>	<u>NP</u>
8	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Massage Establishment	<u>§102</u>	<u><u>C</u></u>	<u>NP</u>	<u>NP</u>
9	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Mortuary</u> Motel	<u>§102</u> <u>§§102,</u>			
		$\frac{88102}{202.2(a)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Restaurant</u>	<u>§§102,</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Services, Fringe Financial	<u>202.2(a)</u> <u>§102</u>	NP(4)	NP(4)	NP(4)
13	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u><u>C</u></u>	<u>NP</u>
14	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
.,	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
18	Trade Office	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	Utility and Infrastructure Use Ca	<u>tegory</u>			
13	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
20	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u> </u>	<u>* Not listed below</u>				
22	(1) C required for ground floor resident				

23 (2) C required for 13 or more children

24 (3) C required for seven or more persons.

1	(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD):
2	<b>Boundaries:</b> The FFSRUD and its <sup>1</sup> /4 mile buffer includes, but is not limited to, the 24th Street-Mission <u>Neighborhood Commercial Transit District.</u>
3	<u>Controls: Within the FFSRUD and its ¼ mile buffer, Fringe Financial Services are NP pursuant to Section 249.35.</u> Outside the FFSRUD and its ¼ mile buffer, Fringe Financial Services are P subject to the restrictions set forth in
	subsection 249.35(c)(3).
4	(5) C if a Macro WTS Facility; P if a Micro WTS Facility.
5	SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.
6	The Upper Market Street Neighborhood Commercial Transit District is located on Market
7	Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-
8	purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but
9	also serves as a shopping street for a broader trade area. A large number of offices are located on
10	Market Street within easy transit access to downtown. The width of Market Street and its use as a major
11	arterial diminish the perception of the Upper Market Street Transit District as a single commercial
12	district. The street appears as a collection of dispersed centers of commercial activity, concentrated at
13	the intersections of Market Street with secondary streets.
14	This district is well served by transit and is anchored by the Market Street subway (with stations
15	at Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the
16	City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit
17	service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary
18	bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope
19	of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses,
20	including open space and exposure, and urban design guidelines. Residential parking is not required
21	and generally limited. Commercial establishments are discouraged or prohibited from building
22	accessory off-street parking in order to preserve the pedestrian-oriented character of the district and
23	prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-
24	street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-
25	oriented character and transit function.

<u>ine opper market bireet aist</u>	rict controls are	designed to promote moderate-scale development				
which contributes to the definition of Market Street's design and character. They are also intended to						
preserve the existing mix of commercial uses and maintain the livability of the district and its						
surrounding residential areas. Large-lot and use development is reviewed for consistency with existing						
development patterns. Rear yards ar	e protected at al	l levels. To promote mixed-use buildings, most				
commercial uses are permitted with	some limitations	above the second story. In order to maintain				
ontinuous retail frontage and prese	rve a balanced n	nix of commercial uses, ground-story				
eighborhood-serving uses are encou	uraged, and eati	ng and drinking, entertainment, and financial				
ervice uses are limited. Ground floo	or-commercial sp	pace is required along Market and Church Street				
Most automobile and drive-up uses a	ure prohibited or	conditional.				
Housing development in new	buildings is enco	ouraged above the second story. Existing upper-				
tory residential units are protected l	by limitations on	demolitions and upper-story conversions.				
Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this						
Accessory Dwelling Units are permit	tted within the di	strict pursuant to subsection 207(c)(4) of this				
	tted within the di	strict pursuant to subsection 207(c)(4) of this				
· · · ·	tted within the di	strict pursuant to subsection 207(c)(4) of this				
Code.		strict pursuant to subsection 207(c)(4) of this NEIGHBORHOOD COMMERCIAL				
<u>Code.</u> <u>Table 764. UPPER MAI</u>	<u>RKET STREET</u>					
ode. <u>Table 764. UPPER MAI</u>	<u>RKET STREET</u>	NEIGHBORHOOD COMMERCIAL				
<u>Code.</u> <u>Table 764. UPPER MAI</u> <u>TRANSIT I</u> <u>Zoning Category</u>	<u>RKET STREET</u>	<u>NEIGHBORHOOD COMMERCIAL ING CONTROL TABLE</u>				
<u>Table 764. UPPER MAI</u> <u>TRANSIT I</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	RKET STREET DISTRICT ZON	<u>NEIGHBORHOOD COMMERCIAL</u> <u>ING CONTROL TABLE</u> <u>Upper Market Street NCT</u>				
<u>Code.</u> <u>Table 764. UPPER MAI</u> <u>TRANSIT I</u> <u>Zoning Category</u>	RKET STREET DISTRICT ZON	<u>NEIGHBORHOOD COMMERCIAL</u> <u>ING CONTROL TABLE</u> <u>Upper Market Street NCT</u>				

Vehicular Access Restrictions	\$ 155(r)	the Upper Market NCT Prohibited on Market Street from Embarcadero to
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Market Street from Embarcadero to</u> <u>Castro Street. CU required on Duboce Street from</u> <u>Noe to Market Streets</u>
Miscallancous		<u>Noe to Market Streets</u>
<u>Miscellaneous</u>	<u> </u>	
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
Planned Unit Development	<u>§ 304</u>	<u>N/A</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Signs	<u>§§ 262, 602-</u> 604,	<u>As permitted by § 607.1 and the Upper Market Strees</u> <u>Special Sign District in § 609.12</u>
	<u>607,</u> 607.1, 608,	<u>Special Sign District in § 609.12</u>
General Advertising Signs	<u>609</u> <u>§§ 262, 602.7</u>	NP
General mavertising signs	<u>604,</u>	1 <u>11</u>
	<u>608, 609, 610,</u>	
	<u>611</u>	
Design Guidelines	General Plan	Subject to the Urban Design Guidelines
<u>Design Guidelines</u>	Commerce and	Subject to the Orban Design Onuclines
	Industry	
	Element	
		1
Zoning Category	§ References	Controls
Zoning Category <u>RESIDENTIAL STANDARDS</u>		<u>Controls</u>
		Controls

<u>common.</u>

Unit]

25

1	Off-Street Parking Requirements	<u>§§ 151.1, 161</u>		Up to .75 spaces	per Dwelling Unit;	
2			not permitted above .75 spaces per Dwelling Unit. Bike parking required per § 155.2. If car parking is			
3			provided, car share spaces are required when a project has 50 units or more per §166.			
4	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Bedrooms.	<u>Units shall conte</u>	<u>uin at least two</u>	
5	Use Characteristics					
6	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
0	Student Housing	<u>§ 102</u>	<u>P</u>			
7	<u>Residential Uses</u>			Controls By Sto		
8			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$	
0	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
9	Dwelling Units, Senior Housing, and	<u>§ 102, 202.2(f),</u>	No density limit by lot area. Density restricted by			
10	<u>Group Housing.</u>	<u>207, 208</u>			<u>ht, bulk, setbacks,</u> pplicable controls	
10			of this and other			
11			design guidelines	* *		
40			plans of the Gene Planning Depart		sign review by the	
12	Accessory Dwelling Unit	<i>§§102</i> ,	P within the exist		alona 1 ADU	
13	Accessory Dwening Onit	$\frac{88102}{207(c)(4)}$			er Dwelling Units.	
				•	re Dwelling Units.	
14			<u>ADUs may not el</u> retail or commer		e ground-story	
15	Homeless Shelters	<u>§§ 102, 208</u>			ministrative Code	
40	Loss and Division of Dwelling Uni	ts	<u>Controls by Story</u>			
16			lat	Ind	<i>3rd</i> +	
17	- <u>Residential Conversion</u>	<u>§ 317</u>	<u>1st</u>	<u>2nd</u> <u>C</u>	<u>Sru+</u> <u>NP</u>	
18	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
19	Division of Dwelling Units	<u>§207.8</u>	Division of existing Dwelling Units P per <u>\$207.8</u>			
19		1	1			

20	Zoning Category	§ References	<u>Controls</u>
21	<u>NON-RESIDENTIAL STANDAR</u>	DS AND USES	
22	Development Standards		
23	Floor Area Ratio	<u>§§ 102, 123,</u> 124	<u>3.0 to 1</u>
24	<u>Use Size</u>	<u>§102, 121.2</u>	P up to 2,999 square feet; C 3,000 square feet and above

	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		*	set forth in Section
1		<u>151.1, 153 -</u> 156, 166, 204.5			<u>Section 155.2. Car</u> oject has 25 or more
2		<u>130, 100, 204.5</u>	parking spaces	<u>per §166.</u>	
3	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5		f gross floor area reptions permitted	<u>i is less than 10,000</u> d per §161.
4		204.3			
5	Commercial Use Characteristics				
6	Drive-up Facility	<u>§102</u>	<u>NP</u>		
0	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
7	Hours of Operation	<u>§102</u>	<u>P6 a.m 2 a.m</u>	.; C 2 a.m 6 a.i	<u>m.</u>
0	Maritime Use	<u>§102</u>	NP		
8	Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
9	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in f</i></u>	ront; C if located	elsewhere
10	Walk-up Facility	<u>§102</u>	<u>P</u>		
10				Controls by S	tory
11	Agricultural Use Category		1st	2nd	3rd+
12	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	NP	<u>NP</u>
14	Automotive Use Category				
15	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Automotive Repair	<u>§102</u>	<u>C</u>	NP	NP
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Entertainment, Arts and Recreation				
20	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
22	Entertainment, General	<u>§102</u>	<u>C(8)</u>	<u>NP</u>	<u>NP</u>
23	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	NP	<u>NP</u>
	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	NP
24	Open Recreation Area	<u>§102</u>	<u><u>C</u></u>	<u><u>C</u></u>	<u><u>C</u></u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Industrial Use Category	•		•	•

1Institutional Use Category2Institutional Uses*\$102PCC3Hospiaal\$102NPNPNP4Medical Cannabis Dispensary\$102NPNPNP5Public Tracilities\$102CCCC6Residential Care Facility\$102NPNPNPNP7Residential Care Facility\$102CCCC6Residential Care Facility\$102NPNPNPNP7Retail Sales and Service Use CategoryTRetail Sales and Service Use CategoryNPNPNP8Adulta Business\$102NPNPNPNP9Bar\$102CNPNPNP9Bar\$102CNPNPNP10Honel\$102CNPNPNP11Kennel\$102CNPNPNP12Massage Etablishment\$102CNPNP13Massage Colchair\$102CNPNPNP14Motel\$8102,202.2(a)NPNPNPNP15Restaurant, Limited\$102NPNPNPNP16Services, Innancial\$102NPNPNPNP17Services, Innancial\$102NPNPNPNP18Services, Innancial\$102NP <th></th> <th>Industrial Uses*</th> <th><u>§§102, 202.2(d)</u></th> <th><u>NP</u></th> <th><u>NP</u></th> <th><u>NP</u></th>		Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
LIO2PP(2)P(2)3Hospial\$102NPNPNP4Medical Cannabis Dispensary\$\$102, 202,2(e)DRNPNP5Public Facilities\$102CCCC6Residential Care Facility\$102PP(3)P(3)5Sales and Service Uses*\$\$102, 202,2(e)PP(3)P(3)6Residential Care Facility\$102PPNP7Retail Sales and Service Uses*\$\$102, 202,2(a)PPNP8Adult Business\$102CNPNP9Bar\$\$102, 202,2(a)CNPNP9Bar\$\$102, 202,2(a)C/1NP(7)NP10Horel\$\$102CNPNP11Kennel\$\$102CNPNP12Maxsage Establishment\$\$102CNPNP13Massage, FoorChair\$\$102NPNPNP14Motel\$\$102, 202,2(a)NPNPNP15Restaurant, Limited\$\$102, 202,2(a)NPNPNP16Services, Friancial\$\$102PPC17Services, Instructinaal\$\$102NPNPNP18Services, Instructinaal\$\$102NPNPNP19Services, Retail Trofessional\$\$102PPC20Services, Retail\$\$102 </td <td>1</td> <td colspan="6">Institutional Use Category</td>	1	Institutional Use Category						
Child Care Facility $\$102$ $P$ $P(2)$ $P(2)$ $P(2)$ Hospial $\$102$ NPNPNP4Medical Cannabis Dispensary $\$102$ NPNPPhilamhropic Admin. Services $\$102$ NPNP5Public Facilities $\$102$ CCC6Residential Care Facility $\$102$ P $P(3)$ $P(3)$ 7Retail Sales and Service Uses Category	2	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		
InstantStor.Stor.In.In.In.In.4Medical Camuabis Dispensary\$\$102, 202.2(c)DRNPNP5Public Facilities\$102CCC6Residential Care Facility\$102PP(3)P(3)5Sales and Service Use CategoryTReal Sales and Service Uses*\$102NPNP7Real Sales and Service Uses*\$102NPNPNP8Adult Business\$102NPNPNP9Bar\$102CNPNP10Hotel\$102CNPNP11Kennel\$102CNPNP12Massage Establishment\$102CNPNP13Massage Foot/Chair\$102NPNPNP14Motel\$8102,202.2(a)NPNPNP15Restaurant, Limited\$8102,202.2(a)PNPNP16Services, Financial\$102PPC17Services, Enancial\$102NPNPNP18Services, Enancial\$102NPNPNP19Services, Enancial\$102PPC19Services, Enancial\$102PPC20Services, Enancial\$102PPC21Motel\$102NPNPNP22Services, Enancial\$102NP		Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>		
4Philamhropic Admin. Service: $\$102$ NPNPNP5Public Facilities $\$102$ CCC6Residential Care Facility $\$102$ P $P(3)$ $P(3)$ 7Residential Care Facility $\$102$ P $P(3)$ $P(3)$ 7Reall Sales and Service Usec? $\$102$ P $P$ $NP$ 8Adult Business $\$102$ $NP$ $NP$ $NP$ 9Bar $\$102$ $C$ $NP$ $NP$ 9Bar $\$102$ $C$ $NP$ $NP$ 10Hotel $\$102$ $C$ $C$ $C$ 11Kennel $\$102$ $C$ $NP$ $NP$ 12Massage-Establishment $\$102$ $C$ $NP$ 13Massage-Establishment $\$102$ $P$ $NP$ $NP$ 14Mortuary $\$102$ $DP$ $NP$ $NP$ 15Restaurant $\$102$ $DP$ $NP$ $NP$ 16Services, Financial $\$102$ $P$ $P$ $NP$ 17Services, Instructional $\$102$ $P$ $P$ $NP$ 18Services, Limited Financial $\$102$ $P$ $P$ $NP$ 19Services, Limited Financial $\$102$ $P$ $P$ $C$ 20Services, Limited Financial $\$102$ $P$ $P$ $NP$ 21Strices, Personal $\$102$ $P$ $P$ $NP$ 22Trade Shop $NP$ $NP$ $NP$ <tr< td=""><td>3</td><td><u>Hospital</u></td><td><u>§102</u></td><td><u>NP</u></td><td><u>NP</u></td><td><u>NP</u></td></tr<>	3	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
Philambropic Admin. Services\$102NPNPNP $Pablic. Facilities$102CCCCResidential Care Facility$102PP(3)P(3)Sales and Service Use CategoryNPNPRetail Sales and Service Uses$102NPNPNPRetail Sales and Service Uses$102NPNPNPAnimal Hospital$102CNPNPNP9Bar$102.202.2(a)CNP(7)NP10Hotel$102CNPNP11Kennel$102CNPNP12Massage Establishment$102CNPNP13Massage.Establishment$102PNPNP14Massage.Establishment$102NPNPNP15Restaurant$102NPNPNP16Services, Finage Financial$102NPNPNP17Services, Finage Financial$102NPNPNP18Services, Limited Financial$102NP(5)NP(5)NP(5)19Services, Limited Financial$102PPC20Services, Limited Financial$102NPNPNP21Tade Shoa$102PPCC22Services, Limited Financial$102CNPNP23Services, Limited Financial$102C$	4	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>		
Image: Second		Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
0Sales and Service Use Category7Retail Sales and Service Uses*\$\$102,202.2(a)PPNP8Adult Business\$102CNPNP9Bar\$102CNPNP10Ear\$102CNPNP10Hotel\$102CCC11Kennel\$102CCC12Massage Establishment\$102CNPNP13Massage Establishment\$102CNPNP14Massage Establishment\$102NPNPNP15Restaurant\$102NPNPNP16Services, Financial\$102CNPNP17Services, Financial\$102CNPNP18Services, Limited\$102NPNPNP19Services, Limited Infancial\$102PNPNP18Services, Limited Infancial\$102PNPNP19Services, Limited Financial\$102PPC20Services, Limited Financial\$102PPC21Tabaco Paraphernalia Store\$102CNPNP22Trade Shop\$102PPC23Design Professional\$102PPC24Trade Office\$102NPNPNP25Utility and Infrastructure Use Category	5	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Sales and Service Use CategoryRetail Sales and Service Uses* $\$ \$ 102$ $P$ $P$ $P$ $NP$ 8Adul Business $\$ 102$ $NP$ $NP$ $NP$ 9Bar $\$ 102$ $C$ $NP$ $NP$ 10Gvm $\$ 102$ $P$ $P$ $C$ 10Hotel $\$ 102$ $C$ $NP$ $NP$ 11Kennel $\$ 102$ $C$ $NP$ $NP$ 12Massage Establishment $\$ 102$ $C$ $NP$ $NP$ 13Massage Establishment $\$ 102$ $P$ $C$ $NP$ 14Mossage Establishment $\$ 102$ $P$ $NP$ $NP$ 15Restaurant $\$ 102$ $202.2(a)$ $NP$ $NP$ $NP$ 16Services, Financial $\$ 102$ $P$ $NP$ $NP$ 17Services, Instructional $\$ 102$ $P$ $P$ $P$ 18Services, Instructional $\$ 102$ $P$ $P$ $P$ 19Services, Instructional $\$ 102$ $P$ $P$ $C$ 20Services, Instructional $\$ 102$ $P$ $P$ $C$ 21Storices, Instructional $\$ 102$ $P$ $P$ $C$ 22Trade Shap $NP$ $NP$ $NP$ $NP$ 23Devices, Personal $\$ 102$ $P$ $P$ $C$ 24Trade Office $\$ 102$ $P$ $P$ $C$ 25Utility and Infrastructure Use Category $P$ $P$	6	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>		
Adult Business $$102$ NPNPNPNP9Bar $$102$ CNPNPNP9Bar $$102$ CNPNPNP10Grm $$102$ PPCCHotel $$102$ CCCCC11Kennel $$102$ CNPNP12Massage Establishment $$102$ CNPNP13Massage Establishment $$102$ PCNP14Massage Foot/Chair $$102$ PCNP14Morel $$102$ NPNPNP15Restaurant $$102$ NPNPNP16Services, Financial $$102$ CCNP17Services, Fringe Financial $$102$ PPC18Services, Instructional $$102$ PPC19Services, Listructional $$102$ CNPNP20Services, Listructional $$102$ PPC21Tobacco Paraphernalia Store $$102$ PNPNP22Trade ShapShapNPNPNP23Dorage Self $$102$ PPC24Trade Office $$102$ CPC25Vility and Infrastructure Use CategoryNPNPNP	Ū	Sales and Service Use Category						
8 $     -$ 9Bar\$102CNPNP10 $     -$ 10 $     -$ 10 $     -$ 10 $     -$ 10 $     -$ 10 $     -$ 10 $     -$ 10 $     -$ 10 $     -$ 10 $     -$ 11 $     -$ 12 $     -$ 13 $     -$ 14 $     -$ 15 $     -$ 16 $     -$ 17 $     -$ 18 $     -$ 19 $     -$ 20 $     -$ 21 $-$ <td< td=""><td>7</td><td><b>Retail Sales and Service Uses*</b></td><td><u>§§102, 202.2(a)</u></td><td><u>P</u></td><td><u>P</u></td><td><u>NP</u></td></td<>	7	<b>Retail Sales and Service Uses*</b>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
Animal Hospital\$102CNPNP9Bar\$\$102,202,2(a)C(7)NP(7)NP10 $\frac{6}{Mm}$ $\frac{8}{102}$ $P$ $P$ $P$ $C$ 10 $\frac{1}{Hotel}$ $\frac{8}{102}$ $C$ $C$ $C$ 11Kennel $\frac{8}{102}$ $C$ NPNP12 $\frac{Massage Establishmeni}{Massage Foot/Chair}$ $\frac{8}{102}$ $C$ NPNP13 $\frac{Massage Foot/Chair}{Massage Foot/Chair}$ $\frac{8}{102}$ $P$ $C$ NP14 $\frac{Morel}{Morel}$ $\frac{8}{102, 202, 2(a)}$ NPNPNP15 $\frac{Restaurant}{mant}$ $\frac{8}{102, 202, 2(a)}$ $C(4)$ NPNP16 $\frac{8}{struces, Financial}$ $\frac{8}{102}$ $C$ $C$ NP17 $\frac{8}{scruces, Financial}$ $\frac{8}{102}$ $P$ $P$ $P$ 18 $\frac{8}{scruces, Instructional}$ $8102$ $P$ $P$ $C$ 19 $\frac{8}{scruces, Limited Financial}$ $8102$ $P$ $P$ $C$ 20 $\frac{8}{scruces, Retail Professional}$ $8102$ $P$ $P$ $C$ 21 $\frac{1}{10acco Paraphernalia Store}$ $8102$ $P$ $P$ $NP$ 22 $\frac{1}{10acco Paraphernalia Store}$ $8102$ $P$ $P$ $NP$ 23 $\frac{1}{10acco Paraphernalia Store}$ $8102$ $P$ $P$ $NP$ 24 $\frac{1}{10acco Paraphernalia Store}$ $8102$ $C$ $NP$ $NP$ 24 $\frac{1}{10acco Paraphernalia Store}$ $8102$	8	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
$\overline{Gyn}$ $\overline{\$102}$ $\overline{P}$ $\overline{P}$ $\overline{C}$ 10 $Hotel$ $\$102$ $\overline{C}$ $\overline{C}$ $\overline{C}$ 11 $Kennel$ $\$102$ $\overline{C}$ $NP$ $NP$ 12 $Hassage Establishment$ $\$102$ $\overline{C}$ $NP$ $NP$ 13 $Massage, Foot/Chair$ $\$102$ $\overline{C}$ $NP$ $NP$ 14 $Mostage, Foot/Chair$ $\$102$ $P$ $\overline{C}$ $NP$ 14 $Motel$ $\$\$102, 202.2(a)$ $NP$ $NP$ $NP$ 15 $Restaurant$ $\$\$102, 202.2(a)$ $C(4)$ $NP$ $NP$ 16 $Restaurant$ $\$\$102, 202.2(a)$ $P$ $NP$ $NP$ 17 $Services, Fringe Financial$ $\$102$ $P$ $P$ $C$ 18 $Services, Instructional$ $\$102$ $P$ $P$ $C$ 19 $Services, Limited Financial$ $\$102$ $P$ $P$ $C$ 20 $Services, Limited Financial$ $\$102$ $P$ $P$ $C$ 21 $Tobacco Paraphernalia Store\$102PPC22Trade Shop\$102PCNP23Non-Retail Stes and Service*\$102PPC24Trade Office\$102CPC24Trade Office\$102CPC$	0	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
10Hotel\$102CCC11Kennel\$102CNPNP12Liquor Store\$102CNPNP13Massage Establishment\$102PCNP13Massage. Foot/Chair\$102PCNP14Motel\$\$102NPNPNP15Restaurant\$\$102, 202.2(a)NPNPNP16Services, Financial\$\$102PCNP17Services, Financial\$\$102NP(5)NP(5)18Services, Instructional\$\$102PPC19Services, Retail Professional\$\$102CNPNP20Services, Retail Professional\$\$102CPC21Tobacco Paraphernalia Store\$\$102NPNPNP23Design Professional\$\$102CPC24Trade Office\$\$102CPC224Trade Office\$\$102CPC25Vilility and Infrastructure Use CategoryLique YLique YLique Y	9	Bar	<u>§§102, 202.2(a)</u>	<u>C(7)</u>	<u>NP(7)</u>	<u>NP</u>		
Hotel\$102CCC11Kennel\$102CNPNP12Liquor Store\$102CNPNP13Massage Establishment\$102PCNP13Massage, Foot/Chair\$102PCNP14Mortuary\$102NPNPNP14Motel\$\$102, 202.2(a)NPNPNP15Restaurant\$\$102, 202.2(a)C(4)NPNP16Services, Financial\$\$102CNPNP17Services, Fringe Financial\$\$102PPC18Services, Instructional\$\$102PPC20Services, Instructional\$\$102PPC21Storage, Self\$\$102NPNPNP22Trade Shop\$\$102CNPNP23Doisen Professional\$\$102PCNP24Trade Office\$\$102CPC25Utility and Infrastructure Use CategoryNPNPNP	10	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>		
11Image: Construct of the second	10	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
12Massage Establishment $\$102$ CCNP13Massage, Foot/Chair $\$102$ PCNP14Mortuary $\$102$ NPNPNP14Motel $\$102, 202.2(a)$ NPNPNP15Restaurant $\$$102, 202.2(a)$ C(4)NPNP16Services, Financial $\$102, 202.2(a)$ PNPNP17Services, Financial $\$102$ CCNP18Services, Instructional $\$102$ PPC19Services, Limited Financial $\$102$ PPC20Services, Retail Professional $\$102$ CNPNP21Tobacco Paraphernalia Store $\$102$ NPNPNP23Non-Retail Sales and Service* $\$102$ CPNPNP24Trade Office $\$102$ CPC225Utility and Infrastructure Use CategoryLinity and Infrastructure Use CategoryLinity and Infrastructure Use Category	11	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
Massage Extantistment $$102$ CCNP13Massage, Foot/Chair $$102$ PCNP14Mortuary $$102$ NPNPNP14Motel $$$102, 202, 2(a)$ NPNPNP15Restaurant $$$102, 202, 2(a)$ C(4)NPNP16Services, Financial $$102$ CCNP17Services, Fringe Financial $$102$ PPNP(5)18Services, Instructional $$102$ PPC19Services, Instructional $$102$ PPC20Services, Retail Professional $$102$ PPC21Storage, Self $$102$ NPNPNP23Non-Retail Sales and Service* $$102$ PPC24Trade Office $$102$ CPNPNP	40	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
Mortuary§102NPNPNP14 $Motel$ §\$102, 202.2(a)NPNPNP15Restaurant§\$102, 202.2(a)C(4)NPNP16Services, Financial§\$102, 202.2(a)PNPNP16Services, Fringe Financial§102CCNP17Services, Fringe Financial§102NP(5)NP(5)NP(5)18Services, Health§102PPC19Services, Limited Financial§102CNPNP20Services, Retail Professional§102PPC21Storage, Self§102NPNPNP22Trade Shop§102PCNP23Design Professional§102CPNP24Trade Office§102CPC25Utility and Infrastructure Use CategoryLitity and Infrastructure Use CategoryLitity and Infrastructure Use Category	12	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
14 $\overline{Motel}$ $\overline{SS102, 202.2(a)}$ $NP$ $NP$ $NP$ 15 $Restaurant$ $\overline{SS102, 202.2(a)}$ $C(4)$ $NP$ $NP$ 16 $Restaurant, Limited$ $\overline{SS102, 202.2(a)}$ $P$ $NP$ $NP$ 16 $Services, Financial$ $S102$ $C$ $C$ $NP$ 17 $Services, Fringe Financial$ $S102$ $P$ $P$ $P$ 18 $Services, Instructional$ $S102$ $P$ $P$ $C$ 19 $Services, Instructional$ $S102$ $P$ $P$ $C$ 20 $Services, Retail Professional$ $S102$ $P$ $P$ $C$ 21 $Storage, Self$ $S102$ $NP$ $NP$ $NP$ 22 $Trade Shop$ $S102$ $P$ $P$ $C$ 23 $Non-Retail Sales and Service*$ $S102$ $P$ $P$ $C$ 24 $Trade Office$ $S102$ $C$ $P$ $P$ 25 $Utility$ and Infrastructure Use Category $V$ $V$	13	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
IndexIndexIndexIndexIndex15Restaurant $\$ \$ 102, 202.2(a)$ $C(4)$ NPNP16Restaurant, Limited $\$ \$ 102, 202.2(a)$ $P$ NPNP16Services, Fringe Financial $\$ 102$ $C$ $C$ NP17Services, Fringe Financial $\$ 102$ NP(5)NP(5)NP(5)18Services, Health $\$ 102$ $P$ $P$ $C$ 19Services, Limited Financial $\$ 102$ $P$ $P$ $C$ 20Services, Retail Professional $\$ 102$ $P$ $P$ $C$ 21Storage, Self $\$ 102$ $NP$ NPNP22Trade Shop $\$ 102$ $P$ $C$ NP23Design Professional $\$ 102$ $C$ $P$ $C$ 24Trade Office $\$ 102$ $C$ $P$ $C$		Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
13Restaurant, Limited $\$\$102$ , $202.2(a)$ PNPNP16Services, Financial $\$102$ CCNP17Services, Fringe Financial $\$102$ NP(5)NP(5)NP(5)17Services, Health $\$102$ PPC18Services, Instructional $\$102$ PPC19Services, Limited Financial $\$102$ PPC19Services, Retail Professional $\$102$ PPC20Services, Retail Professional $\$102$ CPC21Storage, Self $\$102$ NPNPNP22Trade Shop $\$102$ PCNP23Non-Retail Sales and Service* $\$102$ CPC24Trade Office $\$102$ CPC	14	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
Restaurant, Limited $\$\$102, 202.2(a)$ PNPNP16Services, Financial $\$102$ CCNP17Services, Fringe Financial $\$102$ NP(5)NP(5)NP(5)18Services, Health $\$102$ PPC18Services, Instructional $\$102$ PPC19Services, Limited Financial $\$102$ CNPNP20Services, Personal $\$102$ PPC21Storage, Self $\$102$ NPNPNP21Tobacco Paraphernalia Store $\$102$ PCNP23Non-Retail Sales and Service* $\$102$ PCNP24Trade Shop $\$102$ CPC25Utility and Infrastructure Use CategoryLinity and Infrastructure Use CategoryLinity and Infrastructure Use Category	15	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>		
Jerrices, Fringe Financial $\underline{\$102}$ $\underline{\lor}$ $\underline{\lor}$ $\underline{\lor}$ $\underline{\lor}$ 17Services, Fringe Financial $\underline{\$102}$ $NP(5)$ $NP(5)$ $NP(5)$ 18Services, Health $\underline{\$102}$ $\underline{P}$ $\underline{P}$ $\underline{C}$ 18Services, Instructional $\underline{\$102}$ $\underline{P}$ $\underline{P}$ $\underline{C}$ 19Services, Limited Financial $\underline{\$102}$ $\underline{P}$ $\underline{P}$ $\underline{C}$ 20Services, Personal $\underline{\$102}$ $\underline{P}$ $\underline{P}$ $\underline{C}$ 21Storage, Self $\underline{\$102}$ $NP$ $NP$ $NP$ 21Tobacco Paraphernalia Store $\underline{\$102}$ $\underline{P}$ $\underline{C}$ $NP$ 22Trade Shop $\underline{\$102}$ $P$ $\underline{C}$ $NP$ 23Design Professional $\underline{\$102}$ $\underline{NP}$ $NP$ 24Trade Office $\underline{\$102}$ $\underline{C}$ $\underline{P}$ $\underline{C}$ 25Utility and Infrastructure Use Category $\underline{V}$ $\underline{V}$ $\underline{V}$		Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
17Services, Health\$102PPC18Services, Instructional\$102PPC19Services, Limited Financial\$102CNPNP19Services, Personal\$102CNPNP20Services, Retail Professional\$102CPC21Storage, Self\$102NPNPNP21Tobacco Paraphernalia Store\$102CNPNP22Trade Shop\$102PCNP23Design Professional\$102CPC24Trade Office\$102CPC25Utility and Infrastructure Use Category	16	Services, Financial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
Services, Health\$102PPC18Services, Instructional\$102PPC19Services, Limited Financial\$102CNPNP19Services, Personal\$102PPC20Services, Retail Professional\$102CPC21Storage, Self\$102NPNPNP21Tobacco Paraphernalia Store\$102CNPNP22Trade Shop\$102PCNP23Design Professional\$102CPC24Trade Office\$102CPC25Utility and Infrastructure Use Category	17	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>		
19Services, Limited Financial\$102CNP19Services, Limited Financial\$102CNPNP20Services, Personal\$102PPC20Services, Retail Professional\$102CPC21Storage, Self\$102NPNPNP21Tobacco Paraphernalia Store\$102CNPNP22Trade Shop\$102PCNP23Non-Retail Sales and Service*\$102NPNP24Trade Office\$102CPC25Utility and Infrastructure Use Category		Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>		
19Services, Personal§102PPC20Services, Retail Professional§102CPC21Storage, Self§102NPNPNP21Tobacco Paraphernalia Store§102CNPNP22Trade Shop§102PCNP23Non-Retail Sales and Service*§102NPNP24Trade Office§102CPC25Utility and Infrastructure Use Category	18	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>		
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21Image: Constraint of the second systemImage: Constraint of the second systemImage: Constraint of the second system22Irade Shop\$102PCNP23Non-Retail Sales and Service*\$102NPNPNP23Design Professional\$102CPC24Irade Office\$102CPC25Utility and Infrastructure Use Category	20	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>		
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23Non-Retail Sales and Service*§102NPNPDesign Professional§102CPC24Trade Office§102CPCUtility and Infrastructure Use Category	∠1	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
23Design Professional§102CPC24Trade Office§102CPC25Utility and Infrastructure Use Category	22	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
Design Projessional     \$102     C     P     C       24 <u>Trade Office</u> \$102     C     P     C       Utility and Infrastructure Use Category	00	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
25 <u>Utility and Infrastructure Use Category</u>	23	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>		
	24	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>		
		Utility and Infrastructure Use Cate	egory					
	25	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>		

	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>* Not listed below</u>				
3	(1) C required for ground floor	residential use when str	eet frontage is list	ted in 145.4(b)	
4	(2) C required for 13 or more cl	<u>uildren</u>			
5	(3) C required for seven or more	e persons.			
6	(4) UPPER MARKET STREET A Boundaries: Applicable to the U				strict.
7	<b>Controls:</b> A Restaurant Use may if, in addition to the criteria set	only add ABC license	types 47, 49 or 75	as a conditional	use on the ground level
8	operating as a Bona Fide Eating length of time, the conditional u				e Eating Place for any
9	(5) FRINGE FINANCIAL SERV				
10	<u>Boundaries: The FFSRUD and</u> <u>Street NCT Neighborhood Com</u>	mercial District.		**	
11	Outside the FFSRUD and its 1/2	<b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in			
12	subsection $249.35(c)(3)$ .				
13	(6) C if a Macro WTS Facility; 1	·	-		
14	(7) Within the Upper Market Street Neighborhood Commercial Transit District, an existing Bar on the ground floor operating under a Conditional Use authorization may expand to the second floor if: (a) the space to be converted has not been in Residential use within the previous five years, (b) an internal staircase connecting the ground floor				
15	Bar use and the upper floor alre				
16	(8) Within the Upper Market Net				
17	<u>considered an accessory use and Arcade use.</u>	up to ten mechanical c	imusement aevices	s will be considere	ea an Amusement Game
18	SEC. 780.1. LAKESHOR	E PLAZA SPECI	AL USE DIST	RICT.	
19	* * * *				
20	(b) <b>Controls.</b> Th	ne <del>f<i>ollowing</i> contro</del>	ols for the NC-	S District, as	set forth in Sections
21	713.10 through 713.95 of th	is Code, shall app	ly to the Lake	shore Plaza	Special Use District,
22	except as provided below:				
23	* * * *				
24	SEC. 780.2. BAYSHORE	-HESTER SPECI	AL USE DIST	RICT.	
25	* * * *				

- (b) **Controls.** All of the controls for the NC-S District, as set forth in Sections 713.10
   through 713.95 of this Code, shall apply to the Bayshore-Hester Special Use District, except
   that a Motel or Tourist Hotel shall be permitted as a Conditional Use. as provided below:
- 4
- 5

7

8

Zoning Category No.	Controls
<del>.55</del>	Tourist hotel (inclusive of a motel) shall be permitted as a conditional use of property.

# 9 SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

10 *(a) Purpose.* In order to preserve and maintain the mix and variety of neighborhood-11 serving retail sales and personal services of a type *which that* supplies commodities or offers 12 personal services to residents of North Beach and nearby neighborhoods, to preserve and 13 maintain the District's small-scale, fine grain storefronts, and to protect and encourage upper-story 14 *Residential Uses*, there shall be a North Beach Special Use District applicable to the North 15 Beach Neighborhood Commercial District, as designated on the Sectional Map SU01 of the 16 Zoning Map of the City and County of San Francisco. 17 (b)**Definitions.** The following definition applies only to the North Beach Special Use 18 District: Specialty Food Manufacturing. A Commercial Use that includes the manufacturing and 19 processing of foods on the premises for retail and/or wholesale sales and also provides a customer 20 service counter for sale of such manufactured or processed food directly to the consumer. It may have 21 seating as a minor and incidental use that occupies less than 15% of the Occupied Floor Area of the 22 establishment. It includes, but is not limited to bakeries, coffee roasters, confectionaries, chocolatiers, 23 makers of homemade ice cream and handmade gelato or sorbet. It shall not provide any alcohol sales 24 for consumption on or off the premises. 25 *Controls.* The following provisions shall apply within such *dD*istrict: (c)

1	(a) (1) Restaurants, as defined in Section 790.91 of this Code Limited Restaurant, and
2	Bar <del>s</del> <u>uses</u> as defined in Section 790.22 of this Code may be permitted as a eConditional #Use on
3	the <i>First Story ground level per Section 303 only</i> if, in addition to the criteria set forth in Section 303
4	<del>of this Code, the Planning Commission finds</del> <u>the Zoning Administrator first determines</u> that the
5	Restaurant, <i>Limited Restaurant</i> , or Bar does not would occupy: (1) a space that is currently or
6	was last <u>legally</u> occupied by <del>a Basic Neighborhood Sale or Service, as defined in Section 780.3(b),</del>
7	or by a permitted principal use under Section 722 (North Beach Controls); or the same use as that
8	being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections
9	186.1(d) or 178(d) of this Code; and provided further that the following shall apply:
10	(A) A Bar may occupy a space that is currently or last legally occupied by a
11	<u>Bar;</u>
12	(B) A Restaurant may occupy a space that is currently or was last legally
13	occupied by a Restaurant or Bar; and
14	occupied by a Residurant of Bar, and
15	(C) A Limited Restaurant may occupy a space that is currently or was last
16	legally occupied by a Limited Restaurant, Restaurant or Bar.
17	
18	(2) a vacant space last occupied by a nonconforming use or a permitted
19	cConditional uUse under Section 722 (North Beach Controls) that has been discontinued or abandoned
20	pursuant to Section 186.1(d) or Section 178(d) of this Code.
21	(b) For purposes of this Section, a Basic Neighborhood Sale or Service shall mean a use
22	within the North Beach Neighborhood Commercial District that provides goods and/or services which
23	are needed by residents and workers in North Beach and surrounding neighborhoods. Basic
24	Neighborhood Sales or Services shall be considered to include, but not be limited to the following
25	goods and/or services: Other Retail Sales and Services as defined in Section 790.102, Personal

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1	Services as defined in Section 790.116, Medical Services as defined in Section 790.114, Liquor Stores
2	as defined in Section 790.55, Trade Shops as defined in Section 790.124, Animal Hospitals as defined
3	in Section 790.6, and Limited-Restaurants as defined in Section 790.90.
4	(c) Notwithstanding subsection (a) above, and notwithstanding the nonresidential use size
5	limitations of the North Beach Neighborhood Commercial District specified in Section 121.2 of this
6	Code, the Planning Commission may authorize an existing Restaurant in the District to expand to a
7	second location within the District if, in addition to the criteria in Section 303, the Commission finds
8	that:
9	(1) the existing Restaurant has been in continuous operation within the District for
10	at least five years;
11	(2) the proposed second location is a ground-level space of 5,000 square feet or
12	more that has been vacant for at least 15 months;
13	(3) the Restaurant project at the proposed second location will use at least 40
14	percent of the space for a Basic Neighborhood Sales or Service use, as defined in subsection (b) above;
15	(4) the expansion of the existing Restaurant into a second location is consistent with
16	the General Plan and the eight priority policies of Section 101.1 of this Code; and
17	(5) the expansion of the existing Restaurant into a second location will provide a net
18	substantial benefit to the District. For purposes of this subsection (c), a "net substantial benefit" means
19	that, on balance, the proposed second location will provide a desirable new service or addition to the
20	surrounding neighborhood and to the District as a whole and will not conflict with the purpose and
21	intent of this Section 780.3.
22	(2) Alcohol Licenses. A Restaurant may provide on-site beer, wine, and/or liquor
23	sales for drinking on the premises (with ABC license types 41, 47, 49, 59 or 75) as a Conditional Use
24	on the First Story if, in addition to the criteria set forth in Section 303, the Planning Commission finds,
25	based on information submitted to the Department by the applicant, that the Restaurant is and will

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eding the Department's request is
e provided to the Department upon
tment under penalty of perjury.
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Residential Units above the First
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of goods and services provided
prevent further proliferation of
d traffic congestion in this
generally applicable for the NC-

1 1-zoned portion of Taraval Street located between 40th and 41st Avenues and between 45th 2 and 47th Avenues, and for the NC-2-zoned portion of Taraval Street located between 12th 3 and 36th Avenues, as designated on Sectional Maps SU05 and SU06 of the Zoning Map. *Controls.* The following provisions shall apply within such *s*Subdistrict: 4 *(b)* 5 <del>(a)</del> (1)Restaurants and Limited-Restaurants, as defined in Sections 790.90 and 6 790.91 of this Code, are permitted as eConditional  $\mu U$ ses on the fFirst sStory and below. 7 (b)(2)Restaurants and Limited-Restaurants also defined as F ormula +R etail, as 8 defined in Section 303.1 of this Code, shall not be permitted in this <u>s</u>ubdistrict. 9 (c)(3)The provisions of Sections 180 through 186.1 of this Code shall govern Restaurants and Limited-Restaurants also defined as *Formula Retail*, which existed lawfully 10 11 at the effective date of this Code in this s Subdistrict. 12 13 SEC. 781.4. GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND 14 15 FORMULA RETAIL EATING AND DRINKING SUBDISTRICT. 16 *Purpose.* In order to preserve the mix and variety of goods and services provided *(a)* 17 to the Richmond neighborhood and City residents and prevent further proliferation of formula 18 retail pet supply stores and eating and drinking uses, and prevent further aggravation of 19 parking and traffic congestion in this district, there shall be a Geary Boulevard Formula Retail 20 Pet Supply Store and Formula Retail Eating and Drinking Subdistrict, generally applicable for 21 the NC-3-zoned portion of Geary Boulevard between 14th and 28th Avenues, as designated on Sectional Maps 3SU and 4SU of the Zoning Map. 22 23 *(b) Controls.* The following provisions shall apply within such *s*Subdistrict:

24 (a) (1) A  $\underline{rR}$  etail  $\underline{uU}$  se, *as defined in Section 790.102(g) of this Code,* that is a pet 25 supply store and also a <u>*fF*</u> ormula  $\underline{rR}$  etail use, as defined in Section 303.1 of this Code, shall not be permitted in this <u>s</u><u>S</u>ubdistrict. For purposes of this section, a "pet supply store" shall be defined as a <u>r</u><u>R</u>etail <u>u</u><u>U</u>se which devotes more than 50% of its <u>o</u><u>O</u>ccupied <u>f</u><u>F</u>loor <u>Area</u> <u>space</u> to pet food, toys, apparatus, and similar pet items for sale.

- 4 (2) An <u>eE</u>ating and <u>dD</u>rinking use, <u>as defined in Section 790.34 of this Code</u>, that
  5 is also a <u>fF</u>ormula <u>rR</u>etail use, <u>as defined in Section 303.1 of this Code</u>, shall not be permitted in
  6 this <u>sS</u>ubdistrict.
- 7 (b) (3) The provisions of Sections 180 through 186.1 of this Code shall govern 8  $f\underline{F}$  ormula  $\underline{R}$  etail pet supply stores and eating and drinking uses which existed lawfully at the 9 effective date of this Code in this  $\underline{sS}$  ubdistrict.

10

### SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

- 11 <u>(a)</u> <u>Purpose.</u> In order to preserve the mix and variety of goods and services provided 12 to the Mission neighborhood and City residents and prevent further proliferation of formula 13 retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict, 14 generally applicable for the NC-3-zoned portion of Mission Street between 14th and Randall 15 Streets, as designated on Sectional Map 7SU of the Zoning Map.
- 16 (b) <u>Controls.</u> The following provisions shall apply within such  $\frac{1}{3}$  Subdistrict:
- (a) (1) A Limited-Restaurant use, as defined by Planning Code Section 790.90, and
   or a Restaurant Uuse, as defined by Planning Code Section 790.91, that are also Formula Retail
   Uuses, as defined in Planning Code Section 303.1, shall not be permitted in this s<u>S</u>ubdistrict.
- 20 (b) (2) The provisions of Sections 180 through 186.1 of this Code shall govern 21 Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective 22 date of this Code in this sSubdistrict.

## SEC. 781.6. NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT.

25

1 *Purpose.* In order to preserve the unique mixture of local, citywide and regional *(a)* 2 sales and services in the North Beach area, there shall be a North Beach Financial Service, 3 Limited Financial Service, and Business or Professional Service Subdistrict, generally applicable for the portion of the North Beach Neighborhood Commercial District south of 4 5 Greenwich Street, as designated on Sectional Map SU01 of the Zoning Map. 6 *(b) Controls.* The following provisions shall apply within such *s*Subdistrict: 7 (a)(1)A fFinancial sService, as defined in Section 790.110 of this Code, shall not be 8 permitted in this subdistrict. 9 <del>(b)</del> or a A lLimited fFinancial sService, as defined in Section 790.112 of this Code, shall not be permitted in this *sSubdistrict*. 10 11 (2)A *business* Retail or *p*Professional *sService*, *Design Professional and Trade* <del>(c)</del> 12 Office, as defined in Section 790.108 of this Code, shall not be permitted in this sSubdistrict on the 13 *fF*irst *sS*tory. 14 (3) The provisions of Sections 180 through 186.1 of this Code shall govern 15 *fF*inancial *sServices*, *lL*imited *fF*inancial *sServices*, *and business* Retail *or p*Professional 16 *sServices, Design Professional and Trade Offices that which* existed lawfully at the effective date 17 of this Code in this *sSubdistrict*. 18 SEC. 781.7. CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT. 19 *Purpose.* In order to preserve the unique mixture of sales and services in the *(a)* 20 Chestnut Street area, there shall be a Chestnut Street Financial Service Subdistrict, generally applicable for the NC-2-zoned portion of Chestnut Street, including NC-2-zoned portions of 21 cross streets, between Webster and Broderick Streets, as designated on Sectional Map 2SU 22 23 of the Zoning Map. *Controls.* The following provisions shall apply within such Subdistrict: 24 *(b)* 25

(a) (1) A <u>fF</u>inancial <u>sService</u>, as defined in Section 790.110 of this Code, and <u>or</u> a
 <u>IL</u>imited <u>fF</u>inancial <u>sService</u>, as defined in Section 790.112 of this Code, shall not be permitted in
 this Subdistrict.

4 (b) (2) The provisions of Sections 180 through 186.2 of the Code shall govern
 5 <u>*fF*</u>inancial <u>*s*S</u>ervices</u> <u>*and Limited Financial Services*</u> which existed lawfully at the effective date of
 6 this Code in this Subdistrict.

7

### SEC. 781.9. HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT.

8 *Purpose.* There is an unusually large number of establishments dispensing *(a)* 9 alcoholic beverages, including beer and wine, for both on-site and off-site consumption in the Haight-Ashbury neighborhood. A concentration of alcoholic beverage establishments in a 10 neighborhood disrupts the desired mix of land uses that contribute to a livable neighborhood 11 12 and discourages more desirable and needed commercial uses in the area. A concentration of 13 establishments selling alcoholic beverages in an area may therefore contribute to the 14 deterioration of the neighborhood and to the concomitant devaluation of property and 15 destruction of community values and quality of life. These effects contribute to peace, health, 16 safety and general welfare problems in these areas, including loitering, littering, public 17 drunkenness, driving while intoxicated, defacement and damaging of structures, pedestrian 18 obstructions, as well as traffic circulation, parking and noise problems on public streets and 19 neighborhood lots, and other nuisance activities. The existence of such problems creates 20 serious impacts on the health, safety and welfare of residents of nearby single- and multiple-21 family areas. These impacts include fear for the safety of children, elderly residents and 22 visitors to the area.

23

(a) (b) Boundaries. Haight Street Alcohol Restricted Use Subdistrict Established. In order to

24 *preserve the residential character and the neighborhood-serving commercial uses of the Haight-*

25 Ashbury neighborhood, t<u>T</u>he Haight Street Alcohol Restricted Use Subdistrict (Haight Street

1	Alcohol RUSD) is hereby established with boundaries coterminous with the Haight Street
2	Neighborhood Commercial District as designated on Sectional Maps numbers 6 ZN06 and
3	ZN07. The Haight Street Alcohol RUSD is designated on Section Sectional Maps Numbers 6SU
4	<u>SU06</u> and 7SU SU07. These controls shall also apply within <sup>1</sup> /4-mile of the Haight Street Alcohol RUSD
5	to nonconforming Commercial Uses in R Districts pursuant to Section 186 and in NC-1 Districts
6	pursuant to Section 710 of this Code.
7	(c) <u>Controls.</u>
8	(1) <u>Definitions.</u>
9	(A) A "liquor establishment" shall mean any enterprise selling alcoholic
10	beverages, as defined by California Business and Professions Code Section 23004 and 23025, pursuant
11	to a California Alcoholic Beverage Control Board license.
12	(B An "on-sale liquor establishment" shall mean any liquor establishment
13	which has obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale
14	beer and wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general
15	eating place), type 48 (on-sale general-public premises) or type 57 (special on-sale general) selling
16	alcoholic beverages for consumption on the premises. Typical on-sale establishments may include but
17	are not limited to Bars and Restaurants serving alcoholic beverages. It shall not include types 51, 52,
18	<u>59, 60, 61, 67, 70 or 75.</u>
19	(C) An "off-sale liquor establishment" shall mean a Liquor Store use.
20	(D A "prohibited liquor establishment" shall mean any establishment selling
21	alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street
22	Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on
23	or off-site consumption, so long as otherwise lawful.
24	
25	

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1	(E) An "eligible movie theater" shall be a Movie Theater use that contains
2	only a single screen and auditorium, has seating for 150 or fewer persons, and is not a Formula Retail
3	Use as defined in Code Section 303.1.
4	(1) (2) Prohibition on new Liquor Establishments. No new on-sale or off-sale liquor
5	establishment shall be permitted in the Haight Street RUSD, except for up to 4-four additional
6	Restaurants in accordance with the zoning controls set forth in Section 719.
7	(2) These controls also shall apply within ¼-mile of the Haight Street Alcohol RUSD to
8	nonconforming uses in R districts pursuant to Planning Code Section 186, and in NC-1 Districts,
9	pursuant to the Special Provisions for NC-1 Districts which follows the Control Table constituting
10	Sections 710.10 through 710.95.
11	(3) <u><i>Exemptions.</i></u> The prohibition on $\underline{Ll}$ iquor $\underline{Ee}$ stablishments shall not be
12	interpreted to prohibit the following:
13	(A) Temporary uses, as described in Planning Code Section 205.1 or
14	205.3; or
15	(B) Establishment of a $L_{\underline{l}}$ iquor $E_{\underline{e}}$ stablishment if application for such
16	<i>Ll</i> iquor <i>Eestablishment is on file with the California Department of Alcoholic Beverage Control</i>
17	prior to the effective date of legislation establishing the Haight Street Alcohol RUSD.
18	(C) Establishment of a <i>Ll</i> iquor <i>Eestablishment if</i> :
19	(1) (i) such use is an eligible movie theater,
20	(2) (ii) only beer and wine are offered for consumption, and
21	(3) (iii) such beer and wine are:
22	(i) <u>a.</u> only consumed on the premises and primarily in the main
23	theater auditorium,
24	(iii) <u>b.</u> only sold to and consumed by ticketholders and only
25	immediately before and during performances, and

1 c. only offered in conjunction with the screening of films and <del>(iii)</del> 2 not as an independent element of the establishment that is unrelated to the viewing of films. 3 For purposes of this Section, an "eligible movie theater" shall be a movie theater as defined in Code Section 790.64 that contains only a single screen and auditorium, has seating for 150 or fewer 4 5 persons, and is not a formula retail use as defined in Code Section 303.1. 6 (4)Continuation of existing Prohibited Liquor Establishments. In the 7 Haight Street Alcohol RUSD, any *Pp*rohibited *Ll*iquor *Eestablishment may continue in* accordance with *Planning Code* Sections 180 through 186.2 of this Code, subject to the 8 9 following provisions. For purposes of this Section, the Haight Street Alcohol RUSD shall be 10 considered to include, pursuant to Section 186 of this Code and to the Special Provisions for NC-1 Districts, the area within <sup>1/4</sup>-mile of the Haight Street Alcohol RUSD as mapped. 11 12 (A) A *Pp*rohibited *Ll*iquor *Eestablishment lawfully existing and selling* 13 alcoholic beverages as licensed by the State of California prior to the effective date of this 14 legislation, or subsequent legislation prohibiting that type of *Eliquor Eestablishment*, so long as 15 otherwise lawful, may continue to operate only under the following conditions, as provided by 16 California Business and Professions Code Section 23790: 17 (i) (1) Except as provided by  $S_s$  ubsection (B) below, the premises 18 shall retain the same type of retail liquor license within a license classification; and 19 (ii) (2) Except as provided by Subsection (B) below, the licensed 20 premises shall be operated continuously, without substantial change in mode or character of 21 operation. (B) 22 A break in continuous operation shall not be interpreted to include 23 the following, provided that the location of the establishment does not change, the square 24 footage used for the sale of alcoholic beverages does not increase, and the type of California 25

Department of Alcoholic Beverage Control Liquor License ("ABC License") does not change
 except as indicated:

3	<u>(<i>i</i>)</u> (1) A change in ownership of a $P_{\underline{p}}$ rohibited $\underline{L}_{\underline{l}}$ iquor
4	Eestablishment or an owner-to-owner transfer of an ABC License; or
5	(ii) (2) Re-establishment, restoration or repair of an existing
6	$P_{\underline{p}}$ rohibited $L_{\underline{l}}$ iquor $E_{\underline{e}}$ stablishment on the same lot after total or partial destruction or damage
7	due to fire, riot, insurrection, toxic accident or act of God; or
8	(iii) (3) Temporary closure of an existing Pprohibited Lliquor
9	<i>Eestablishment for not more than ninety (90) days for repair, renovation or remodeling;</i>
10	(iv) (4) <u>Relocation</u> Re-location of an existing Pprohibited Lliquor
11	Eestablishment in the Haight Street Alcohol RUSD to another location within the same Haight
12	Street Alcohol RUSD with eConditional #Use authorization from the City-Planning
13	Commission, provided that the original premises shall not be occupied by a $P_{\underline{P}}$ rohibited
14	$\underline{Ll}$ iquor $\underline{Ee}$ stablishment, unless by another $\underline{Pp}$ rohibited $\underline{Ll}$ iquor $\underline{Ee}$ stablishment that is also
15	relocating from within the Haight Street Alcohol RUSD.
16	(v) (5) A change from a Type 21 (off-sale general) to a Type 20
17	(off-sale beer and wine) license.
18	(b) Definitions.
19	(1) A "liquor establishment" shall mean any enterprise selling alcoholic beverages,
20	as defined by California Business and Professions Code Section 23004 and 23025, pursuant to a
21	California Alcoholic Beverage Control Board license.
22	(2) An "on-sale liquor establishment" shall mean any liquor establishment which has
23	obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale beer and
24	wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general eating
25	place), type 48 (on-sale general-public premises) or type 57 (special on-sale general) selling alcoholic

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1	beverages for consumption on the premises. Typical on-sale establishments may include but are not
2	limited to bars and restaurants serving alcoholic beverages. It shall not include types 51, 52, 59, 60,
3	<del>61, 67, 70 or 75.</del>
4	(3) An "off-sale liquor establishment" shall mean any establishment that is defined
5	in Section 790.55 of this Code.
6	(4) A "prohibited liquor establishment" shall mean any establishment selling
7	alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street
8	Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on
9	or off-site consumption, so long as otherwise lawful.
10	(c) (d) Fringe Financial Services. In addition to all other applicable controls set
11	forth in this Code, properties in the Haight Street Alcohol Restricted Use Subdistrict are within
12	the Fringe Financial Service Restricted Use District established by Section 249.35 and are
13	subject to the controls and exemptions set forth in Section 249.35.
14	
15	SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.
16	* * * *
17	(b) Establishment of the Lower Haight Street Alcohol Restricted Use District.
18	In order to preserve the residential character and the neighborhood-serving commercial uses
19	of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street
20	Alcohol RUD) is hereby established for the following:
21	(1) Properties in the Neighborhood Commercial Cluster District located
22	generally along Haight Street at Scott Street;
23	(2) Properties in the Neighborhood Commercial Cluster District located
24	generally along Haight Street at Pierce Street;
25	

(3) Properties in the Small-Scale Neighborhood Commercial District located
 generally along Haight Street at and between Steiner and Webster Streets.

- The above Neighborhood Commercial Cluster Districts and Small-Scale Neighborhood Commercial District are designated on Sectional Map *Number 7 ZN07* of the Zoning Map of the City and County of San Francisco. Block and lot numbers for the properties included in these districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on Sectional Map Number *7SU SU07* of the Zoning Map of the City and County of San Francisco.
- 9
- 10

(c) **Definitions.** The following definitions shall apply to this Section 784.

11 (1) An "off-sale liquor establishment" shall mean <u>a Liquor Store use</u> any
 12 establishment that is defined in Section 790.55 of this Code.

(2) A "prohibited liquor establishment" shall mean any establishment selling
alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed
by the State of California for the sale of alcoholic beverages for off-site consumption ("off-sale"), so long as otherwise lawful.

# SEC. 787. 1800 MARKET STREET COMMUNITY CENTER PROJECT SPECIAL USE DISTRICT.

<u>Purpose.</u> In order to provide for a compatible revenue-generating commercial
 and economic development use in a portion of the existing San Francisco Lesbian Gay
 Bisexual and Transgender Community Center at 1800 Market Street to financially support the
 ongoing operations of such community center, there shall be an 1800 Market Street
 Community Center Project Special Use District at 1800 Market Street located at the northwest
 corner of Market Street and Octavia Boulevard, consisting of Lot 014 of Assessor's Block 871,

1 as designated on Sectional Map SU07 of the Zoning Map of the City and County of San

2 <u>Francisco</u>. The following provisions shall apply within such special use district:

3 (a) (b) <u>Controls.</u> In this <u>sSpecial <u>#U</u>se <u>dD</u>istrict, all of the provisions of this Code
 4 applicable in an NCT-3 Zoning District shall continue to apply, except as specifically provided
 5 <u>in Subsections (b) and (c)</u> below.
</u>

6 (b) (1) A <u>rR</u>estaurant, <u>as defined in Section 790.91</u>, a <u>b</u>Bar, <u>as defined in Section</u>

7 790.22, <u>Nighttime Entertainment</u>, and <u>other</u> <u>General eE</u>ntertainment, <u>as defined in Section 790.38</u>, up

8 to 6,999 *gross* square feet *in use size of Gross Floor Area* shall be *pP*ermitted *uU*ses on the

9 *t<u>T</u>hird <u>s</u>tory and above.* 

10 (c) (2) An  $\underline{O}$  utdoor  $\underline{A}$  ctivity  $\underline{A}$  real operated by a permitted  $\underline{R}$  estaurant,  $\underline{b}$  ar,

11 <u>Nighttime Entertainment</u>, or other <u>General</u> eEntertainment use, as defined by Sections 145.2 and

*790.70,* shall be a <u>*p*P</u>ermitted <u>*u*U</u>se on the *f*<u>T</u>hird <u>*s*S</u>tory and above if located contiguous to the
 Market Street front property line, subject to the following restrictions:

(*I*) (<u>A</u>) Hours of operation of the *o*<u>O</u>utdoor *aA*ctivity *aA*rea shall be no later
 than 12:00 midnight Sunday through Thursday and 2:00 a.m. on Friday, Saturday, and
 evenings before a holiday.

17 (2) (B) The noise associated with any amplified music, outdoor speakers,
18 or other devices located in the outdoor activity area shall not exceed a noise level more than
19 eight dBA above the local ambient at any point outside of the property plane, as defined by
20 Chapter 29 of the Police Code.

21 SEC. 788. LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT.

22 \* \* \* \*

23

(c) **Definitions.** 

(1) A "liquor establishment" shall mean any enterprise selling alcoholic
 beverages, as defined by California Business and Professions Code Section 23004 and

23025, pursuant to a California Alcoholic Beverage Control Board license. It shall not be
 interpreted to mean an establishment that
 (A) operates as a Bona Fide Eating Place, *as defined in Section 790.142*

- 4 *of this Code*, or
- 6 (B) operates as <u>a General Grocery or Specialty Grocery use</u> an "other
  6 retail sales and service "use that sells general groceries or specialty groceries, as defined in Planning
  7 Code Section 790.102(a) or (b), respectively.
- 8 (2) An "off sale liquor establishment" shall mean a Liquor Store <u>use</u> as defined
  9 *in Planning Code Section 790.55*.
- 10 (3) An "on sale liquor establishment" shall mean a Bar <u>use</u> as defined in
  11 *Planning Code Section 790.22.*
- 12 (d)

Controls.

13 (1)No new on-sale or off-sale liquor establishment shall be permitted in the 14 Lower Polk Street Alcohol Restricted Use District; provided that a liquor establishment located in the Lower Polk Street Alcohol Restricted Use District may transfer its alcohol license to 15 another site, either within or outside the Lower Polk Street Alcohol Restricted Use District: 16 17 provided further that a liquor establishment located outside the Lower Polk Street Alcohol 18 Restricted Use District shall not transfer any alcohol license to a liquor establishment located 19 within the Lower Polk Street Alcohol Restricted Use District; and provided further that any 20 transfer of an alcohol license to a new location within the Lower Polk Street Alcohol Restricted 21 Use District shall require a *eC*onditional *uUse permit authorization* for the new liquor establishment. 22

(2) Whenever a liquor establishment has discontinued its use for a
continuous period of one year or more, the liquor establishment shall be deemed to have
abandoned its use as a liquor establishment; provided that a break in continuous operation

1	shall not be interpreted to include the following, as long as the location of the establishment
2	does not change, the square footage used for the sale of alcoholic beverages does not
3	increase, and the type of California Department of Alcoholic Beverage Control Liquor License
4	("ABC License") does not change:
5	* * * *
6	(C) A change in ownership of a <i>Ll</i> iquor <i>Eestablishment or an owner-to-</i>
7	owner transfer of an ABC License.
8	* * * *
9	
10	Section 4. The Planning Code is hereby amended by revising Sections 801.2, 803.3,
11	803.8, 803.9, and 825, to read as follows:
12	
13	SEC. 801.2. REFERENCES TO ARTICLES 1 <u>, AND</u> 2, <u>AND 7</u> (TEMPORARY).
14	Articles 1, and 2 and 7 of this Code are in the process of a significant reorganization. As
15	a result, some references to Articles 1, and 2 and 7 have not yet been modified. The following
16	references in this Section of the Code are amended as follows:
17	* * * *
18	227(h) shall refer to Section 102, Commercial Wireless Telecommunication Facility
19	790.22 shall refer to Section 102, Bar
20	790.44 shall refer to Section 102, Hospital
21	790.46 shall refer to Section 102, Tourist Hotel
22	790.48 shall refer to Section 102, Pharmacy
23	790.50 shall refer to Section 102, Institutional Use.
24	790.55 shall refer to Section 102, Liquor Store
25	790.84 shall refer to Section 317, Residential Conversion

1	790.90 shall refer to Section 102, Limited-Restaurant
2	790.91 shall refer to Section 102, Restaurant
3	790.102(a) shall refer to Section 102, General Grocery
4	790.110 shall refer to Section 102, Financial Service
5	790.114 shall refer to Section 102, Health Service
6	790.116 shall refer to Section 102, Personal Service
7	790.117 shall refer to Section 102, Self-Storage
8	Any other discrepancy between an Article 1, $\frac{\partial r}{\partial r}$ 2 $\frac{\partial r}{\partial r}$ references in this Section of the Code
9	and the actual or intended reference shall be arbitrated by the Zoning Administrator on a
10	case-by-case basis. Any other discrepancy between an Article 1, and 2, or 7 references in this
11	Section of the Code and the actual or intended reference shall be arbitrated by the Zoning
12	Administrator on a case-by-case basis.
13	SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE
14	DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.
15	* * * *
16	(b) Use Limitations. Uses in Eastern Neighborhood Mixed Use Districts and South
17	of Market Mixed Use Districts are either <u>Principally</u> Permitted, eConditional, aAccessory,
18	temporary, or are not permitted.
19	(1) <b>Permitted Uses.</b> If there are two or more uses in a structure, any use not
20	classified below under Section 803.3(b)(1)(C) of this Code as accessory will be considered
21	separately as an independent permitted, conditional, temporary or not permitted use.
22	(A) <b>Principal Uses.</b> Principal <i>#U</i> ses are permitted as of right in an
23	Eastern Neighborhood Mixed Use District and South of Market Mixed Use District, when so
24	indicated in Sections 813 through 818 and 840 through 847 of this Code for the district.
25	

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1 Additional requirements and conditions may be placed on particular uses as provided 2 pursuant to Section 803.5 through 803.9 and other applicable provisions of this Code. 3 (B) **Conditional Uses.** Conditional uses are permitted in an Eastern Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by 4 5 the Planning Commission; whether a use is conditional in a given district is generally indicated 6 in Sections 813 through 818 and 840 through 847 of this Code. Conditional uses are subject 7 to the applicable provisions set forth in Sections 178, 179, 263.11, 303, 316, and 803.5 8 through 803.9 of this Code. 9 (i) An establishment which sells beer or wine with motor vehicle fuel is a conditional use, and shall be governed by Sections  $202(b)(1) \frac{229}{229}$ . 10 11 (ii) Notwithstanding any other provision of this Article, a change 12 in use or demolition of a *mM*ovie *t* heater use, as set forth in Section 890.64, shall require 13 eConditional #Use authorization. This Section shall not authorize a change in use if the new 14 use or uses are otherwise prohibited. 15 (iii) Notwithstanding any other provision of this Article, a change in use or demolition of a gGeneral gGrocery store use, as set forth in Section 890.102(a) and 16 17 as further defined in Section 102  $\frac{790.102(a)}{790.102(a)}$ , shall require eConditional uUse authorization. This 18 Subsection (b)(1)(B)(iii) shall not authorize a change in use if the new use or uses are otherwise prohibited. 19 20 (iv) Large-Scale Urban Agriculture, as defined in Section 21 102.35(b), shall require *e*Conditional *u*Use authorization. \* \* \* \* 22 23 SEC. 803.8. HOUSING IN MIXED USE DISTRICTS. Low-Income Affordable Housing Within the Service/Light Industrial 24 (a) 25 **District.** Dwelling *#U*nits and SRO units may be authorized in the SLI District as a

*e*<u>C</u>onditional *#<u>U</u>se pursuant to Sections 303, <i>316*, 817.14, and 817.16 of this Code provided
that such *d*<u>D</u>wellings *#<u>U</u>nits shall be rented, leased or sold at rates or prices affordable to a
household whose income is no greater than 80<u>% <i>percent*</u> of the median income for households
in San Francisco ("lower income household"), as determined by Title 25 of the California Code
of Regulations Section 6932 and implemented by the Mayor's Office of Housing.

6

7 (2) The size of the *dD*welling *#U*nit shall determine the size of the household
8 in order to calculate purchase price or rent affordable to a household, as follows:

9

10 (3) No <u>eC</u>onditional <u>#U</u>se <u>permit authorization</u> will be approved pursuant to
11 this <u>S</u>ubsection 803.8(<u>a</u> <u>b</u>) unless the applicant and City have agreed upon enforcement
12 mechanisms for the provisions of this <u>S</u>ubsection which are acceptable to the City Attorney.
13 Such enforcement mechanisms may include, but not be limited to, a right of first refusal in
14 favor of the City, or a promissory note and deed of trust.

15 (4) The owner(s) of  $d\underline{D}$  welling  $\underline{u}\underline{U}$ nits authorized pursuant to this  $\underline{s}\underline{s}$ ubsection 16 (a) shall submit an annual enforcement report to the City, along with a fee whose amount shall 17 be determined periodically by the Planning Commission to pay for the cost of enforcement of 18 this  $\underline{s}\underline{s}$ ubsection. The fee shall not exceed the amount of such costs. The annual report shall 19 provide information regarding rents, mortgage payments, sales price and other housing costs, 20 annual household income, size of household in each dwelling unit, and any other information 21 the City may require to fulfill the intent of this  $\underline{s}\underline{s}$ ubsection.

22

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\* \* \*

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### SEC. 803.9. COMMERCIAL USES IN MIXED USE DISTRICTS.

(a) Preservation of Historic Buildings Within the South of Market Mixed Use
 Districts. Within the South of Market Mixed Use Districts, any use which is permitted as a

1 principal or eConditional #Use within the SSO District, excluding #Nighttime eEntertainment 2 use, may be permitted as a *e*Conditional *#Use* in (a) (1) a landmark building located outside a 3 designated historic district, (b) (2) a contributory building which is proposed for conversion to  $\theta O$  ffice use of an aggregate gross square footage of 25,000 or more per building and which is 4 5 located outside the SSO District yet within a designated historic district, or (c) (3) a building 6 designated as significant or contributory pursuant to Article 11 of this Code and located within 7 the Extended Preservation District. For all such buildings the following conditions shall apply: 8 (1) the provisions of Sections 316 through 318 of this Code must be met; (2) in addition to the 9 *e*<u>C</u>onditional *u*<u>U</u>se criteria set out in Sections-303(c)(6) *and 316 through 316.8*, it must be 10 determined that allowing the use will enhance the feasibility of preserving the landmark, 11 significant or contributory building; and (3) (2) the landmark, significant or contributory building 12 will be made to conform with the San Francisco Building Code standards for seismic loads 13 and forces which are in effect at the time of the application for conversion of use. 14 A contributory building which is in a designated historic district outside the SSO District may 15 be converted to any use which is a pPrincipal #Use within the SSO District provided that: (1) 16 such use does not exceed an aggregate square footage of 25,000 per building; and (2) prior 17 to the issuance of any necessary permits the Zoning Administrator (a) determines that 18 allowing the use will enhance the feasibility of preserving the contributory building; and (b) the 19 contributory building will be made to conform with the San Francisco Building Code standards 20 for seismic loads and forces which are in effect at the time of the application for conversion of 21 use. \* \* \* \* 22 23 SEC. 825. DTR – DOWNTOWN RESIDENTIAL DISTRICTS. \* \* \* 24

25

1 (c) **Use.** A use is the specified purpose for which a property or building is used, 2 occupied, maintained, or leased. Uses in Downtown Residential Districts are either permitted, 3 conditional, accessory, temporary or are not permitted. If there are two or more uses in a 4 structure, any use not classified in Section 825(c)(1)(C) of this Code as accessory will be 5 considered separately as an independent permitted, conditional, temporary or not permitted 6 use.

7

#### (1) **Permitted Uses.**

(A) Principal Uses. All uses are permitted as <u>PP</u>rincipal <u>#U</u>ses as of
right in a Downtown Residential district unless otherwise indicated as a Conditional Use or
Not Permitted in this Section 825 of this Code or any other Section governing an individual
DTR District. Additional requirements and conditions may be placed on particular uses as
provided pursuant to Section 803.5 and other applicable provisions of this Code.

(B) Conditional Uses. Conditional uses are permitted in a Downtown
Residential District, when authorized by the Planning Commission; whether a use is
conditional in a given district is indicated in the Section of this Code governing the individual
DTR District. Conditional #Uses are subject to the applicable provisions set forth in Sections
178, 179, 263.11, 303, 316, and 803.5 of this Code.

18 (i) Notwithstanding any other provision of this Article, a change
 19 in use or demolition of a movie theater use, as set forth in Section 890.64, shall require
 20 *eC*onditional *#U*se authorization. This Section shall not authorize a change in use if the new
 21 use or uses are otherwise prohibited.

22 \* \*

23

24 Section 5. Effective Date. This ordinance shall become effective 30 days after 25 enactment, or the effective date of the companion ordinance in Board of Supervisors File No.

\* \*

1 170204 that deletes the current Zoning Control Tables and other provisions of Article 7 of the 2 Planning Code, whichever is later. Enactment occurs when the Mayor signs the ordinance, the 3 Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of 4 receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance. If the 5 companion ordinance is vetoed by the Mayor and the Board of Supervisors does not override 6 that veto, then this ordinance shall expire immediately by operation of law and be of no force.

7

8 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors 9 intends to amend only those words, phrases, paragraphs, subsections, sections, articles, 10 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal 11 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

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1	additions, and Board amendment deletions in accordance with the "Note" that appears under
2	the official title of the ordinance.
3	
4	APPROVED AS TO FORM:
5	DENNIS J. HERRERA, City Attorney
6	
7	
8	JUDITH A. BOYAJIAN Deputy City Attorney
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