BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

March 7, 2017

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On February 28, 2017, Mayor Lee introduced the following legislation:

File No. 170204

Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

for By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Acting Environmental Review Officer
AnMarie Rodgers, Senior Policy Advisor
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

[Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control Tables]

Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. Findings.

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

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, 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. _____ and the Board incorporates such reasons herein by reference.

Section 2. The Planning Code is hereby amended by deleting Sections 701.3, 703.1, 703.3, 703.5, 709, 790, 790.2, 790.4, 790.6, 790.8, 790.8, 790.10, 790.12, 790.14, 790.15, 790.16, 790.17, 790.18, 790.22, 790.30, 790.34, 790.34, 790.38, 790.44, 790.46, 790.47, 790.48, 790.50, 790.51, 790.54, 790.55, 790.56, 790.60, 790.62, 790.64, 790.68, 790.69, 790.70, 790.80, 790.88, 790.90, 790.91, 790.100, 790.102, 790.104, 790.106, 790.107, 790.108, 790.110, 790.111, 790.112, 790.114, 790.116, 790.117, 790.118, 790.122, 790.123, 790.124, 790.130, 790.140, 790.141, 790.141, and 799, to read as follows:

~~***SEC. 701.3. REFERENCES TO ARTICLES 1 AND 2 (TEMPORARY).***~~

~~*Articles 1 and 2 of this Code are in the process of a significant reorganization. As a result, some references to Articles 1 and 2 have not yet been modified. The following references in this Section of the Code are amended as follows:*~~

~~*102.8 shall refer to Section 102, Family*~~

~~*102.9 shall refer to Section 102, Gross Floor Area Ratio*~~

~~*102.10 shall refer to Section 102, Occupied Floor Area*~~

~~*102.11 shall refer to Section 102, Floor Area Ratio*~~

~~*102.12 shall refer to Section 102, Height (of a building)*~~

~~*102.18 shall refer to Section 102, One Ownership*~~

~~*102.35(a) shall refer to Section 102, Neighborhood Agriculture*~~

~~*102.35(b) shall refer to Section 102, Large Scale Urban Agriculture.*~~

~~*Any other discrepancy between an Article 1 or 2 references in this Section of the Code and the actual or intended reference shall be arbitrated by the Zoning Administrator on a case-by-case basis.*~~

~~***SEC. 703.1. BUILDING STANDARDS.***~~

~~*Building standards are controls which regulate the general size, shape, character, and design of development in Neighborhood Commercial Districts. They are set forth or summarized and cross-referenced in the zoning control categories as listed in Paragraph (a) below in Sections 710.10 through 729.94 of this Code for each district class.*~~

~~*(a) **Building Standard Categories.** The building standard categories which govern Neighborhood Commercial Districts are listed below by zoning control category and number and cross-referenced to the Code Section containing the standard and the definition.*~~

~~***No.***~~	~~***Zoning Control Categories for Building Standards***~~	~~***Section Number of Standard***~~	~~***Section Number of Definition***~~
~~*.10*~~	~~*Height and Bulk*~~	~~*Zoning Map*~~	~~*§§ 102.11, 102.18, 263.20, 270*~~
~~*.11*~~	~~*Lot Size [Per Development]*~~	~~*§ 121.1*~~	~~*§§ 121(c), 790.56*~~
~~*.12*~~	~~*Rear Yard*~~	~~*§ 134(a)(e)*~~	~~*§ 134*~~
~~*.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	
~~*.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*§ 790.20*~~
~~*.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*§ 790.26*~~
~~*.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*§ 790.58*~~
~~*.17*~~	~~*Street Trees*~~	~~*§ 143*~~	

~~.20~~	~~Floor Area Ratio~~	~~§§ 123-124~~	~~§§ 102.8, 102.10~~
~~.21~~	~~Use Size [Nonresidential]~~	~~§ 121.2~~	~~§ 790.130~~
~~.22~~	~~Off-Street Parking, Commercial and Institutional~~	~~§ 151~~	~~§ 150~~
~~.23~~	~~Off-Street Freight Loading~~	~~§ 152~~	~~§ 150~~
~~.30~~	~~General Advertising Sign~~	~~§ 607.1(e)~~	~~§ 602.7~~
~~.31~~	~~Business Sign~~	~~§ 607.1(f)~~	~~§ 602.3~~
~~.32~~	~~Other Signs~~	~~§ 607.1(c), (d)-(g)~~	~~§§ 602.9, 602.17, 602.20~~
~~.91~~	~~Residential Density, Dwelling Units~~	~~§ 207.4~~	~~§ 207.1~~
~~.92~~	~~Residential Density, Group Housing~~	~~§ 208~~	~~§ 208~~
~~.93~~	~~Usable Open Space~~	~~§ 135(d)~~	~~§ 135~~
~~.94~~	~~Off-Street Parking, Residential~~	~~§ 151~~	~~§ 150~~

~~***SEC. 703.3. FORMULA RETAIL USES.***~~

~~*(a) The Formula Retail controls set forth in Section 303.1 of this Code apply to all Neighborhood Commercial Districts in Article 7 of this Code.*~~

~~*(b)* **Formula Retail Uses Permitted.** *Any use permitted in a Neighborhood Commercial District that is a "Formula Retail use" as defined in Section 303.1 of this Code is hereby permitted.*~~

~~***SEC. 703.5. OPERATING CONDITIONS.***~~

~~*(a)* **Eating and Drinking Uses.** *Such businesses shall operate in accordance with the following conditions:*~~

~~*(1) The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the*~~

~~*Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.*~~

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

~~*(2) When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.*~~

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

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

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

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

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

~~*(4) Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.*~~

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

~~***SEC. 709. GUIDE TO UNDERSTANDING THE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROLS.***~~

~~*Neighborhood Commercial District controls are set forth in the Zoning Control Tables in Sections 710.10 through 729.95, or referenced in Section 799 of this Code.*~~

~~*(a) The first column in the Zoning Control Table, titled "No." provides a category number for each zoning control category.*~~

~~*(b) The second column in the table, titled "Zoning Control Category," lists each zoning control category which is regulated in Article 7 of this Code.*~~

~~*(c) The third column, titled "§ References," contains numbers of other sections in the Planning Code and other City Codes, in which additional control provisions, including exceptions and definitions, where pertinent, are contained.*~~

~~*(d) In the fourth column, the controls applicable to the various Neighborhood Commercial Districts are indicated either directly or by reference to other Code Sections which contain the controls.*~~

~~*The following symbols are used in this table: Neighborhood Commercial District controls are set forth in the Zoning Control Tables in Sections 710.10 through 729.95, or referenced in Section 799 of this Code.*~~

~~*P*~~	~~*Permitted as a principal use.*~~

C –	Permitted as a conditional use, subject to the provisions set forth in Sections 178, 179, and 316 through 316.8 of this Code.
–	A blank space on the table or the symbol "NP" indicate that the use or feature is not permitted. Unless a use or feature is permitted or required as set forth in the Zoning Control Tables or in those sections referenced in Section 799 of this Code, such use or feature is prohibited, unless determined by the Zoning Administrator to be a permitted use pursuant to Section 307(a) of this Code.
# –	See specific provisions listed by section and zoning category number at the end of the table.
1st –	1st story and below
2nd –	2nd story
3rd+ –	3rd story and above

(e) At the end of each table, footnotes to zoning control categories marked with the symbol "#" provide additional controls and/or references for additional controls applicable to certain portions of districts as identified and/or referenced therein.

(f) All uses, buildings and features in NC Districts shall comply with all controls set forth for the district in which they are located. Where different controls conflict or overlap within the same NC District, the use, building or feature shall abide by the most restrictive of all controls. For example, in an NC-2 District, a residential unit on the second story is proposed for conversion into a business service. Residential conversions at the second story in an NC-2 District require conditional use authorization under Section 711.38, while business services at the second story in an NC-2 District are permitted as principal uses under Section 711.53. Following the most restrictive control, the applicant

~~*must obtain conditional use authorization and all other necessary permits in order to legally convert the residential unit to a business service.*~~

~~***SEC. 790. DEFINITIONS FOR NEIGHBORHOOD COMMERCIAL DISTRICTS.***~~

~~*This and the following Sections provide the definitions for Neighborhood Commercial Districts. In case of conflict between the following definitions and those set forth in Sections 102 through 102.28 of this Code, the following definitions shall prevail for Neighborhood Commercial Districts.*~~

~~***SEC. 790.2. AMBULANCE SERVICE.***~~

~~*A retail use which provides medically related transportation services.*~~

~~***SEC. 790.4. AMUSEMENT GAME ARCADE (MECHANICAL AMUSEMENT DEVICES).***~~

~~*A retail use which provides eleven or more amusement game devices such as video games, pinball machines, or other such similar mechanical and electronic amusement devices, in a quantity which exceeds that specified in Section 1036.23 of the Police Code as an Ancillary Use. Mechanical amusement devices are further regulated in Sections 1036 through 1036.24 of the Police Code.*~~

~~***SEC. 790.6. ANIMAL HOSPITAL.***~~

~~*A retail use which provides medical care and accessory boarding services for animals, not including a commercial kennel as specified in Section 224(c) of this Code.*~~

~~***SEC. 790.8. AUTOMOBILE PARKING.***~~

~~*A use which provides temporary parking accommodations for private vehicles whether conducted within a garage or on an open lot, excluding accessory parking, as defined in Section 204.5 of this Code, and community residential parking, as defined in Section 790.10 of this Code. Provisions regulating automobile parking are set forth in Sections 155, 156, 157 and other provisions of Article 1.5 of this Code. Parking of commercial vehicles or trucks shall be limited to commercial passenger vehicles and light delivery trucks only and must be conducted within a garage.*~~

~~***SEC. 790.10. AUTOMOBILE PARKING, COMMUNITY RESIDENTIAL.***~~

~~*A use which provides parking accommodations, including a garage or lot, for the storage of private passenger automobiles for residents of the vicinity and meeting the requirements of Section 159 and other Sections in Article 1.5 of this Code, and for off-street car-share parking spaces, as defined in Section 166, when permitted by this Code, and excluding accessory parking, as defined in Section 204.5 of this Code.*~~

~~***SEC. 790.12. AUTOMOBILE SALE OR RENTAL.***~~

~~*A retail use which provides vehicle sales or rentals whether conducted within a building or on an open lot.*~~

~~***SEC. 790.14. AUTOMOTIVE GAS STATION.***~~

~~*A retail automotive service use which provides motor fuels, lubricating oils, air, and water directly into motor vehicles and without providing automotive repair services, including self-service operations which sell motor fuel only.*~~

~~***SEC. 790.15. AUTOMOTIVE REPAIR.***~~

~~*A retail automotive service use which provides any of the following automotive repair services when conducted within an enclosed building having no openings, other than fixed windows or exits required by law, located within 50 feet of any R District: minor auto repair, engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicle, collision service, or full body paint spraying. It may include other services for automobiles including, but not limited to, accessory towing, if all towed vehicles stored on the premises are limited to those vehicles which are to be repaired on the premises.*~~

~~***SEC. 790.16. AUTOMOTIVE SERVICE.***~~

~~*A retail use which provides services for motor vehicles including automotive gas station, automotive service station, automotive repair, and automotive wash.*~~

~~***SEC. 790.17. AUTOMOTIVE SERVICE STATION.***~~

~~*A retail automotive service use which provides motor fuels and lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying) and services which remain incidental to the principal sale of motor fuel. Repairs shall be conducted within no more than three enclosed service bays in buildings having no openings, other than fixed windows or exits required by law, located within 40 feet of any R District. It may include other incidental services for automobiles including, but not limited to, accessory towing, if the number of towing vehicles does not exceed one, and all towed vehicles stored on the premises are limited to those vehicles which are to be repaired on the premises.*~~

~~***SEC. 790.18. AUTOMOTIVE WASH.***~~

~~*A retail automotive service use which provides cleaning and polishing of motor vehicles, including self-service operations, when such cleaning and polishing are conducted within an enclosed building having no openings, other than fixed windows or exits required by law located within 50 feet of any R District, and which has an off-street waiting and storage area outside the building which accommodates at least ¼ the hourly capacity in vehicles of the enclosed operations.*~~

~~***SEC. 790.22. BAR.***~~

~~*A retail use which provides on-site alcoholic beverage sales for drinking on the premises, including bars serving beer, wine and/or liquor to the customer where no person under 21 years of age is admitted (with Alcoholic Beverage Control [ABC] license types 42, 48, or 61) and drinking establishments serving beer where minors are present (with ABC license types 42 or 60) in conjunction with other uses such as movie theaters and other entertainment. This use must comply with the controls set forth in Section 703.5.*~~

~~***SEC. 790.30. DRIVE-UP FACILITY.***~~

~~*A structure designed for drive-to or drive-through trade which provides service to patrons while in private motor vehicles; excluding gas stations, service stations, auto repair garages and automotive wash, as defined in Sections 790.14, 790.15, 790.17 and 790.18 of this Code.*~~

~~***SEC. 790.34. EATING AND DRINKING USE.***~~

~~*A retail use which provides food and/or beverages for either on or off site food consumption including Bars, Restaurants, Limited Restaurants, and Take-out Food.*~~

~~***SEC. 790.36. ENTERTAINMENT, ADULT.***~~

~~*A retail use which includes the following: adult bookstore, as defined by Section 791 of the Police Code; adult theater, as defined by Section 791 of the Police Code; and encounter studio, as defined by Section 1072.1 of the Police Code. Such use shall be located no less than 1,000 feet from another adult entertainment use.*~~

~~***SEC. 790.38. ENTERTAINMENT, OTHER.***~~

~~*A retail use, other than adult entertainment, as defined in Section 790.36 of this Code, which provides live entertainment, including dramatic and musical performances, and/or provides amplified taped music for dancing on the premises, including but not limited to Places of Entertainment and Limited Live Performance Locales, as defined in Section 1060 of the Police Code, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises. Other entertainment also includes a bowling alley, billiard parlor, shooting gallery, skating rink and other commercial recreational activity, but it excludes amusement game arcades, as defined in Section 790.4 of this Code and regulated in Section 1036 of the Police Code.*~~

~~***SEC. 790.44. HOSPITAL OR MEDICAL CENTER.***~~

~~*A public or private institutional use which provides medical facilities for inpatient or outpatient medical care, medical offices, clinics, and laboratories. It may also include employee or student dormitories adjacent to medical facilities when the dormitories are operated by and affiliated with a*~~

~~*medical institution. The institution must have met the applicable provisions of Section 304.5 of this Code concerning institutional master plans.*~~

~~***SEC. 790.46. HOTEL, TOURIST.***~~

~~*A retail use which provides tourist accommodations, including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32 consecutive days. This definition also applies to buildings containing six or more guest rooms designated and certified as tourist units, under Chapter 41 of the San Francisco Administrative Code. For purposes of this Code, a tourist hotel does not include (except within the Bayshore-Hester Special Use District as provided for in Sections 713 and 780.2 of this Code) a tourist motel, which contains guest rooms or suites which are independently accessible from the outside, with garage or parking space located on the lot, and designed for, or occupied by, automobile-traveling transient visitors. Tourist hotels shall be designed to include all lobbies, offices and internal circulation to guest rooms and suites within and integral to the same enclosed building or buildings as the guest rooms or suites.*~~

~~***SEC. 790.47. HOTEL, RESIDENTIAL.***~~

~~*A hotel, as defined in Chapter 41 of the San Francisco Administrative Code, which contains one or more residential hotel units. A residential hotel unit is a guest room, as defined in Section 203.7 of Chapter XII, Part II of the San Francisco Municipal Code (Housing Code), which had been occupied by a permanent resident on September 23, 1979, or any guest room designated as a residential unit pursuant to Sections 41.6 or 41.7 of Chapter 41 of the San Francisco Administrative Code. Residential hotels are further defined and regulated in the Residential Hotel Unit Conversion and Demolition Ordinance, Chapter 41 of the San Francisco Administrative Code.*~~

~~***SEC. 790.48. HOURS OF OPERATION.***~~

~~*The permitted hours during which any commercial establishment, not including automated teller machines, may be open for business.*~~

~~*(a) Other restrictions on the hours of operation of movie theaters, adult entertainment, and other entertainment uses, as defined in Sections 790.64, 790.36, and 790.38 of this Code, respectively, shall apply pursuant to provisions in Section 303(c)(5), when such uses are permitted as conditional uses.*~~

~~*(b) Exception for Pharmacies. For purposes of this Section, "pharmacy" shall mean a retail enterprise in which the profession of pharmacy is practiced and where prescriptions are compounded and offered for sale. This Section shall not be construed to limit any qualifying pharmacy from offering other retail goods in addition to prescription pharmaceuticals. Notwithstanding anything to the contrary in this Code, a pharmacy may operate on a 24-hour basis as a permitted use provided that the following conditions are met during any period between 11:00 p.m. and 6:00 a.m. in which the pharmacy is open for business:*~~

~~*(1) A pharmacist licensed by the State of California in accordance with the California Business and Professions Code is on duty on the premises;*~~

~~*(2) The pharmacy provides prescription drugs for retail sale; and*~~

~~*(3) The pharmacy provides adequate lighting and security for the safety of customers, residents and the adjoining property, including adequate lighting and security for any parking facilities provided. Such lighting and security may not negatively impact neighborhood character.*~~

~~***SEC. 790.50. INSTITUTIONS, OTHER LARGE.***~~

~~*A public or private, nonprofit or profit-making use, excluding hospitals and medical centers, which provides services to the community and meets the applicable provisions of Section 304.5 of this Code concerning institutional master plans, including but not limited to the following:*~~

~~*(a) **Assembly and Social Service.** A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private noncommercial club house, lodge, meeting hall, recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area.*~~

~~*(b) **Child Care.** A use which provides less than 24-hour care for 13 or more children by licensed personnel and which meets the requirements of the State of California and other authorities.*~~

~~*(c) **Educational Service.** A use certified by the Western Association of Schools and Colleges which provides educational services, such as a school, college or university. It may include, on the same premises, employee or student dormitories and other housing operated by and affiliated with the institution.*~~

~~*(d) **Religious Facility.** A use which provides religious services to the community, such as a church, temple or synagogue. It may include on the same lot, the housing of persons who engage in supportive activity for the institution.*~~

~~*(e) **Residential Care.** A medical use which provides lodging, board, and care 24 hours or more to seven or more persons in need of specialized aid by personnel licensed by the State of California and which provides no outpatient services; including but not limited to, a board and care home, rest home, or home for the treatment of the addictive, contagious, or other diseases or physiological disorders.*~~

~~***SEC. 790.51. INSTITUTIONS, OTHER SMALL.***~~

~~*A public or private, nonprofit or profit-making use which provides services to the community and limited to the following:*~~

~~*(a) **Child Care.** A use which provides less than 24-hour care for 12 or fewer children by licensed personnel and which meets the requirements of the State of California and other authorities.*~~

~~*(b) **Residential Care.** A medical use which provides lodging, board and care 24 hours or more to six or fewer persons in need of specialized aid by personnel licensed by the State of California and which provides no outpatient services, including but not limited to, a board and care home, rest home, or home for the treatment of the addictive, contagious, or other diseases or physiological disorders.*~~

~~***SEC. 790.54. LIGHT MANUFACTURING, WHOLESALE SALES.***~~

~~*A commercial use, including light manufacturing or wholesale sales, as defined in Subsections (a) and (b) below.*~~

~~*(a) **Light Manufacturing.** A nonretail use which provides for the fabrication or production of goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the premises, primarily involving the assembly, packaging, repairing, or processing of previously prepared materials, when conducted in an enclosed building having no openings other than fixed windows or exits required by law located within 50 feet of any R District. Light manufacturing uses include production and custom activities, usually involving individual or special design, or handiwork, such as the following fabrication or production activities defined by the Standard Industrial Classification Code Manual as light manufacturing uses:*~~

~~*(1) Food processing, not including mechanized assembly line production of canned or bottled goods;*~~

~~*(2) Apparel and other garment products;*~~

~~*(3) Furniture and fixtures;*~~

~~*(4) Printing and publishing of books or newspapers;*~~

~~*(5) Leather products;*~~

~~*(6) Pottery;*~~

~~*(7) Glass blowing;*~~

~~*(8) Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks.*~~

~~*It shall not involve the chemical processing of materials or the use of any machine that has more than five horsepower capacity, nor shall the mechanical equipment required for the use, together with related floor space used primarily by the operators of such equipment, in aggregate occupy more than ¼ of the total gross floor area of the use.*~~

~~*It shall be distinct and separate from a trade shop, as defined in Section 790.124 of this Code. It shall not include other general or heavy manufacturing uses, not described in this Subsection (a).*~~

~~*(b) **Wholesale Sales.** A nonretail use which exclusively provides goods or commodities for resale or business use, including accessory storage. It shall not include a nonaccessory storage warehouse.*~~

~~***SEC. 790.55. LIQUOR STORE.***~~

~~*A retail use which sells beer, wine, or distilled spirits to a customer in an open or closed container for consumption off the premises and which needs a State of California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general). This classification shall not include retail uses that:*~~

~~*(a) are (1) classified as a general grocery store use as set forth in Section 790.102(a), or a specialty grocery store use as set forth in Section 790.102(b), and (2) have a gross floor area devoted to alcoholic beverages that is within the accessory use limits set forth in Section 703.2(b)(1)(C)(vi); or*~~

~~*(b) have (1) a use size as defined in Section 790.130 of this Code of greater than 10,000 gross square feet and (2) a gross floor area devoted to alcoholic beverages that is within accessory use limits as set forth in Section 204.2 or 703.2(b)(1)(C) of this Code, depending on the zoning district in which the use is located.*~~

~~*(c) For purposes of Planning Code Sections 249.5, 781.9, 782, and 784, the retail uses explicitly exempted from this definition as set forth above shall only apply to general grocery and specialty grocery stores that exceed 5,000 s/f in size, that do not:*~~

~~*(1) sell any malt beverage with an alcohol content greater than 5.7% by volume; any wine 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; or any distilled spirits in container sizes smaller than 600 ml;*~~

~~(2) devote more than 15% of the gross square footage of the establishment to the display and sale of alcoholic beverages; and~~

~~(3) sell single servings of beer in container sizes 24 oz. or smaller.~~

~~**SEC. 790.56. LOT SIZE (PER DEVELOPMENT).**~~

~~The permitted gross lot area for new construction or expansion of existing development. "Lot" is defined in Section 102.14.~~

~~**SEC. 790.60. MASSAGE ESTABLISHMENT.**~~

~~(a) **Definition.** Massage establishments are defined by Section 1900 of the San Francisco Health Code. The massage establishment shall first obtain a permit from the Department of Public Health pursuant to Section 1908 of the San Francisco Health Code.~~

~~(b) **Controls.** Massage establishments shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for accessory use massage are described in subsection (c) below. When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).~~

~~(c) **Exceptions.** Certain exceptions would allow a massage use to be "permitted" without a Conditional Use authorization including:~~

~~(1) Certain Accessory Use Massage, provided that the massage use is accessory to a principal use; the massage use is accessed by the principal use; and~~

~~(A) the principal use is a dwelling unit and the massage use conforms to the requirements of Section 204.1, for accessory uses for dwelling units in R or NC districts; or~~

~~(B the principal use is a tourist hotel as defined in Section 790.46 of this Code, that contains 100 or more rooms,~~

~~(C) the principal use is a large institution as defined in Section 790.50 of this Code, or~~

~~(D) the principal use is a hospital or medical center, as defined in Section 790.44 of this Code.~~

~~(2) **Chair Massage.** The only massage service provided is chair massage, such service is visible to the public, and customers are fully-clothed at all times.~~

(3) Sole Practitioner Massage Establishments, as defined in Section 29.5 of the Health Code.

~~**SEC. 790.62. MORTUARY.**~~

~~A retail use which provides funeral services, funeral preparation, or burial arrangements, including retail establishments that predominantly sell or offer for sale caskets, tombstones, or other funerary goods.~~

~~**SEC. 790.64. MOVIE THEATER.**~~

~~A retail use other than an adult theater, regulated as adult entertainment, defined in Section 790.36 of this Code, which displays motion pictures, slides, or closed-circuit television pictures.~~

~~**SEC. 790.68. NEIGHBORHOOD-SERVING BUSINESS.**~~

~~A neighborhood-serving business cannot be defined by the type of use, but rather by the characteristics of its customers, types of merchandise or service, its size, trade area, and the number of similar establishments in other neighborhoods. The primary clientele of a "neighborhood-serving business," by definition, is comprised of customers who live and/or work nearby.~~

~~While a neighborhood-serving business may derive revenue from customers outside the immediately surrounding neighborhood, it is not dependent on out-of-neighborhood clientele.~~

~~A neighborhood-serving use provides goods and/or services which are needed by residents and workers in the immediate neighborhood to satisfy basic personal and household needs on a frequent and recurring basis, and which if not available require trips outside of the neighborhood.~~

~~A use may be more or less neighborhood-serving depending upon its trade area. Uses which, due to the nature of their products and service, tend to be more neighborhood-serving, are those which sell~~

~~*convenience items such as groceries, personal toiletries, magazines, and personal services such as cleaners, laundromats, and film processing. Uses which tend to be less neighborhood-oriented are those which sell more specialized, more expensive, less frequently purchased comparison goods such as automobiles and furniture.*~~

~~*For many uses (such as stores selling apparel, household goods, and variety merchandise), whether a business is neighborhood-serving depends on the size of the establishment: the larger the use, the larger the trade area, hence the less neighborhood-oriented.*~~

~~*Whether a business is neighborhood-serving or not also depends in part on the number and availability of other similar establishments in other neighborhoods: the more widespread the use, the more likely that it is neighborhood-oriented.*~~

~~***SEC. 790.69. OFFICE.***~~

~~*A building, or portion thereof, containing a service as defined in Sections 790.106 through 790.116 of this Code.*~~

~~***SEC. 790.70. OUTDOOR ACTIVITY AREA.***~~

~~*An area, not including primary circulation space or any public street, located outside of a building or in a courtyard which is provided for the use or convenience of patrons of a commercial establishment including, but not limited to, sitting, eating, drinking, dancing, and food-service activities.*~~

~~***SEC. 790.80. PUBLIC USE.***~~

~~*A publicly or privately owned use which provides public services to the community, whether conducted within a building or on an open lot, and which has operating requirements which necessitate location within the district, including civic structures (such as museums, post offices, administrative offices of government agencies), public libraries, police stations, transportation facilities, utility installations, including Internet Services Exchange, and wireless transmission facilities. Such use shall not include service yards, machine shops, garages, incinerators and publicly operated parking in a*~~

~~garage or lot. "Publicly operated parking" is defined in Sections 790.8 and 790.10 of this Code. Public uses shall also include a community recycling collection center, as defined in Subsection (a) below.~~

~~(a) **Community Recycling Collection Center.** A public use, which collects, stores or handles recyclable materials, including glass and glass bottles, newspaper, aluminum, paper and paper products, plastic and other materials which may be processed and recovered, if within a completely enclosed container or building, having no openings other than fixed windows or exits required by law, provided that: (1) flammable materials are collected and stored in metal containers and (2) collection hours are limited to 9:00 a.m. to 7:00 p.m. daily. It does not include the storage, exchange, packing, disassembling or handling of junk, waste, used furniture and household equipment, used cars in operable condition, used or salvaged machinery, or salvaged house-wrecking and structural steel materials and equipment.~~

~~**SEC. 790.88. RESIDENTIAL USE.**~~

~~A use which provides housing for San Francisco residents, rather than visitors, including a dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a residential hotel, as defined in Section 790.47 of this Code and in Chapter 41 of the San Francisco Administrative Code. Notwithstanding the foregoing, use of a dwelling unit as a Short-Term Residential Rental in compliance with Administrative Code Section 41A.5 shall not alter the use type as a residential use.~~

~~(a) **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and includes sleeping, bathing, cooking, and eating facilities, but has only one kitchen.~~

~~(b) **Group Housing.** A residential use which provides lodging or both meals and lodging without individual cooking facilities for a week or more at a time in a space not defined as a dwelling unit. Group housing includes, but is not limited to, a rooming house, boarding house, guest house, lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent, and ashram. It also includes group housing operated by a medical or educational institution when not located on the same lot as such institution.~~

~~*(c) B A residential use which consists of living and/or sleeping accommodations without any fee to individuals and families who are homeless, as defined in the Federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, as amended from time to time, as defined in and subject to the physical and operation standards in Section 102 of this Code.*~~

~~***SEC. 790.90. LIMITED-RESTAURANT.***~~

~~*(a) A retail eating and/or drinking use which serves foods and/or drinks to customers for consumption on or off the premises, that may or may not have seating. It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on the premises as an accessory use as set forth in Section 703.2(b)(1)(C)(v).*~~

~~*(b) It includes, but is not limited to, specialty foods provided by bakeries, delicatessens, and confectioneries meeting the above characteristics, but it is distinct from a Restaurant, as defined in Section 790.91, and a Bar, as defined in Section 790.22. It may also operate as a Take-Out Food use as defined in Section 790.122.*~~

~~*(c) It shall not provide on-site beer and/or wine sales for consumption on the premises, but may provide off-site beer and/or wine sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi). This use must comply with the controls set forth in Section 703.5.*~~

~~***SEC. 790.91. RESTAURANT.***~~

~~*A retail eating or eating and drinking use which serves foods to customers for consumption on or off the premises and which has seating. It may have a Take-Out Food use as defined by Planning Code Section 790.122 as a minor and incidental use. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises (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 as defined in Section 790.142. It is distinct and separate from a Limited-Restaurant as defined in Section 790.90. This use must comply with the controls set forth in Section 703.5.*~~

~~*It shall not be required to operate within an enclosed building pursuant to Section 703.2(b)(1) so long as it is also a Mobile Food Facility as defined in Section 102.34. Any associated outdoor seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in this Code.*~~

~~***SEC. 790.100. SALES AND SERVICES, NONRETAIL.***~~

~~*A commercial use which provides goods and/or services, including light manufacturing, wholesale sales, and administrative services, as defined in Sections 790.54 and 790.106 of this Code, respectively, exclusively to the business community and not to the general public.*~~

~~***SEC. 790.102. SALES AND SERVICES, OTHER RETAIL.***~~

~~*A retail use which provides goods and/or services but is not listed as a separate zoning category in zoning category numbers .41 through .63 listed in Article 7 of this Code, including but not limited to, sale or provision of the following goods and services:*~~

~~*(a) **General groceries.** As used herein, general groceries means:*~~

~~*(1) An individual retail food establishment that:*~~

~~*(A) Offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items, frozen foods, household products, and paper goods;*~~

~~*(B) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);*~~

~~*(C) Prepares minor amounts or no food on-site for immediate consumption; and*~~

~~*(D) Markets the majority of its merchandise at retail prices.*~~

~~*(b) **Specialty groceries.** As used herein, specialty groceries means:*~~

~~*(1) An individual retail food establishment 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;~~

~~(B) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi);~~

~~(C) Prepares minor amounts or no food on-site for immediate consumption; and~~

~~(D) Markets the majority of its merchandise at retail prices.~~

~~(c) Pharmaceutical drugs and personal toiletries;~~

~~(d) Personal items such as tobacco and magazines;~~

~~(e) Self-service laundromats and dry cleaning, where no portion of a building occupied by such use shall have any opening other than fixed windows and exits required by law within 50 feet of any R District;~~

~~(f) Household goods and service (including paint, fixtures and hardware, but excluding other building materials);~~

~~(g) Variety merchandise, pet supply stores and pet grooming services;~~

~~(h) Florists and plant stores;~~

~~(i) Apparel and accessories;~~

~~(j) Antiques, art galleries, art supplies and framing service;~~

~~(k) Home furnishings, furniture and appliances;~~

~~(l) Books, stationery, greeting cards, office supplies, copying service, music and sporting goods; and~~

~~(m) Toys, gifts, and photographic goods and services.~~

~~*This Section excludes tourist motels, as distinguished from tourist hotels in Section 790.46 of this Code, amusement game arcades as defined in Section 790.4 of this Code and household goods self-storage facilities, which are included in storage as defined in Section 790.117 of this Code. It also excludes the sale of heating fuel and the sale or rental of commercial equipment (excluding office equipment) and construction materials, other than paint, fixtures and hardware.*~~

~~***SEC. 790.104. SALES AND SERVICES, RETAIL.***~~

~~*A commercial use which provides goods and/or services directly to the consumer. It may provide goods and/or services to the business community, provided that it also serves the general public. It does not include a nonretail use which is inaccessible to the general public, as defined in Sections 790.54, 790.100, and 790.106 of this Code.*~~

~~***SEC. 790.106. SERVICE, ADMINISTRATIVE.***~~

~~*A nonretail use which provides executive, management, administrative, clerical and other services exclusively to the business community and not to the general public.*~~

~~*Administrative services may include accessory storage, but not the storage of items, other than samples, for wholesale sale.*~~

~~*It does not include services which are available to the general public.*~~

~~***SEC. 790.107. SERVICE, PHILANTHROPIC ADMINISTRATIVE.***~~

~~*A nonretail use which provides executive, management, administrative, and clerical services and support related to philanthropic activities that serve non-profit institutions and organizations; such philanthropic activities may include funding and support of educational, medical, environmental, cultural, and social services institutions and organization. Such uses:*~~

~~*(a) May not be located on the first story of buildings, where the most recent prior use of which was any use other than residential or office; and*~~

~~*(b) May be located in a single undivided space not physically separated from a residential use; provided that:*~~

~~*(1) Any Residential Conversion above the first story, associated with, or following, commencement of such use shall be considered a conditional use requiring approval pursuant to Section 703.2(b)(1)(B); and*~~

~~*(2) Any loss of dwelling units described in Section 317 shall require approval as provided in Section 317.*~~

~~***SEC. 790.108. SERVICE, BUSINESS OR PROFESSIONAL.***~~

~~*A retail use which provides to the general public, general business or professional services, including but not limited to, architectural, management, clerical, accounting, legal, consulting, insurance, real estate brokerage, and travel services.*~~

~~*It also includes business offices of building, plumbing, electrical, painting, roofing, furnace or pest control contractors, if no storage of equipment or items for wholesale use are located on-site. It may also include incidental accessory storage of office supplies and samples. Parking, loading and unloading of all vehicles shall be located entirely within the building containing the use.*~~

~~*It may provide services to the business community, provided that it also provides services to the general public. Otherwise, it shall be considered a nonretail service, as defined in Section 790.100 of this Code.*~~

~~*It does not include research service of an industrial or scientific nature in a commercial or medical laboratory, other than routine medical testing and analysis by a health care professional or hospital.*~~

~~***SEC. 790.110. SERVICE, FINANCIAL.***~~

~~*A retail use which provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of gross floor area. Any applicant for a financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California.*~~

~~***SEC. 790.111. SERVICE, FRINGE FINANCIAL.***~~

~~*A retail use that provides banking services and products to the public and is owned or operated by a "check casher" as defined in California Civil Code Section 1789.31, as amended from time to time, or by a "licensee" as defined in California Financial Code Section 23001(d), as amended from time to time. Any applicant for a fringe financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California.*~~

~~***SEC. 790.112. SERVICE, LIMITED FINANCIAL.***~~

~~*A retail use which provides banking services, when not occupying more than 15 feet of linear frontage or 200 square feet of gross floor area. Automated teller machines, if installed within such a facility or on an exterior wall as a walk-up facility, are included in this category; however, these machines are not subject to the hours of operation, as defined in Section 790.48 of this Code and set forth in zoning category number .27 listed in Article 7 of this Code for each district. Any applicant for a limited financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California.*~~

~~***SEC. 790.114. SERVICE, MEDICAL.***~~

~~*A retail use which provides medical and allied health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other health care professionals when licensed by a State-sanctioned Board overseeing the provision of medically oriented services. It includes a clinic, primarily providing outpatient care in medical, psychiatric or other health services, and not part of a hospital or medical center, as defined in Section 790.44 of this Code.*~~

~~***SEC. 790.116. SERVICE, PERSONAL.***~~

~~*A retail use which provides grooming services to the individual, including salons, cosmetic services, tattoo parlors, and health spas, or instructional services not certified by the State Educational Agency, such as art, dance, exercise, martial arts, and music classes.*~~

~~***SEC. 790.117. STORAGE.***~~

~~*A retail use which stores within an enclosed building household goods or goods and materials used by other businesses at other locations, but which does not store junk, waste, salvaged materials, automobiles, inflammable or highly combustible materials, or wholesale goods or commodities. It shall include self-storage facilities for household goods.*~~

~~***SEC. 790.118. STORY.***~~

~~*That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.*~~

~~*Any mezzanine, or intermediate level, shall be considered part of a story constituted by another floor provided it is an open and integral part of the story or room of which it is a portion. There shall be only one such mezzanine per story and it shall have a minimum glazed or unglazed opening of 50% on the interior side of the room or story and an area not exceeding 1/3 of the floor area of the story or room in which it is located. Any mezzanine not meeting these criteria shall be considered a separate story.*~~

~~*(a) **First Story.** The highest building story with a floor level which is not more than six feet above grade at the centerline of the frontage of the lot where grade is defined.*~~

~~*(1) **Grade.** For purposes of this definition, "grade" is the point of elevation of the finished surface of the ground, paving or sidewalk at the property line located along primary frontage, i.e., any street frontage between two consecutive streets or alleys where the total street frontage is entirely within an NC District. If the lot has more than one property line or no property line located along primary frontage, the Zoning Administrator shall choose the property line facing a street or alley where the grade is defined. In such situations, the Zoning Administrator shall favor streets which serve as major transportation routes, major or secondary thoroughfares, and streets along which other commercial districts are located. When the property line is five feet or more from the building frontage, grade shall be taken at the surface of the ground, paving or sidewalk along the building frontage.*~~

~~*(2 Provisions in Section 102.11 of this Code shall apply in defining the point of measurement at grade, where the building steps laterally in relation to the street used to define grade.*~~

~~*(b **Second Story.** The story above the first story.*~~

~~*(c) **Third Story and Above.** The story or stories above the second story and below the ceiling of the topmost story of a building.*~~

~~*(d) **Basement.** The story or stories below the first story.*~~

~~***SEC. 790.122. TAKE-OUT FOOD.***~~

~~*A retail eating or eating and drinking use without seating which provides ready-to-eat food to a high volume of customers, who carry out the food for off-premises consumption. It sells in disposable wrappers or containers ready-to-eat food which is prepared on the premises and generally intended for immediate consumption off the premises.*~~

~~*It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries. It does not include retail grocery stores with accessory take-out food activity, as described in Section 703.2(b)(1)(C) of this Code, or retail uses which sell prepackaged or bulk ready-to-eat foods with no on-site food preparation area, such as confectionery or produce stores.*~~

~~*It may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with ABC license 20 or 21).*~~

~~***SEC. 790.123. TOBACCO PARAPHERNALIA ESTABLISHMENT.***~~

~~*A Tobacco Paraphernalia Establishment shall be, as established in Section 227(v) of this code, a retail use where more than 10% of the square footage of occupied floor area, as defined in Section 102.10, or more than 10 linear feet of display area projected to the floor, whichever is less, is dedicated to the sale, distribution, delivery, furnishing or marketing of Tobacco Paraphernalia from one person to another. For purposes of Sections 719, 719.1, 786, 723 and 723.1 of this Code, Tobacco Paraphernalia Establishments shall mean retail uses where Tobacco Paraphernalia is sold, distributed, delivered, furnished or marketed from one person to another. "Tobacco Paraphernalia" means paraphernalia,*~~

~~*devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. "Tobacco Paraphernalia" does not include lighters, matches, cigarette holders, any device used to store or preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing law. Medical Cannabis Dispensaries, as defined in Section 3301(f) of the San Francisco Health Code, are not Tobacco Paraphernalia Establishments.*~~

~~***SEC. 790.124. TRADE SHOP.***~~

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

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

~~*(2) Upholstery services;*~~

~~*(3) Carpentry;*~~

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

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

~~*(6) Tailoring; and*~~

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

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

~~*(b) **Operating Conditions.***~~

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

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

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

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

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

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

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

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

~~***SEC. 790.130. USE SIZE (NONRESIDENTIAL).***~~

~~*The permitted gross floor area allowed each individual nonresidential use. "Gross floor area" is defined in Section 102.9 of this Code.*~~

~~***SEC. 790.140. WALK-UP FACILITY.***~~

~~*A structure designed for provision of pedestrian-oriented services when located on an exterior building wall, including window service, self-service operations, and automated bank teller machines (ATMs).*~~

~~***SEC. 790.141. MEDICAL CANNABIS DISPENSARY.***~~

~~*Medical cannabis dispensary ("MCD") as defined by Section 3301(f) of the San Francisco Health Code.*~~

~~*(a) **Requirements.** MCDs must meet all of the following requirements:*~~

~~*(1) The parcel containing the MCD cannot be located within 1,000 feet from a parcel containing:*~~

~~*(A) a public or private elementary or secondary school; or*~~

~~*(B) a community facility and/or a recreation center that primarily serves persons under 18 years of age;*~~

~~*(2) The MCD is not located on the same parcel as a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health;*~~

~~*(3) No alcohol is sold or distributed on the premises for on or off-site consumption;*~~

~~*(4) If medical cannabis is smoked on the premises, the dispensary shall provide adequate ventilation within the structure such that the doors and windows are not left open for such purposes, resulting in odor emission from the premises;*~~

~~*(5) In addition to these requirements, an MCD must meet all of the requirements in Article 33 of the San Francisco Health Code.*~~

~~*(b) **Application and Referral Process.** The Department of Public Health is the lead agency for regulating MCDs. Final City permits are issued by the Department of Public Health. No dispensary may open without final authorization from the Department of Public Health. The Planning Department will review an application for a Medical Cannabis Dispensary only upon receipt of*~~

~~*(1) a valid referral from the Department of Public Health pursuant to Health Code Section 3304 and 3305,*~~

~~*(2) supplemental application materials, if any, designated by the Planning Department, and*~~

~~*(3) a building permit application.*~~

~~*(c) **Notice.** Once the Department has determined that the application is complete, a 30-day notice of application shall be mailed to owners and occupants within a 300 foot radius of the subject property. Notice shall be posted on the project site for no less than 30 days.*~~

~~*(d) **Hearing.** A Mandatory Discretionary Review hearing will be scheduled at the Planning Commission, which may choose to exercise its discretionary review powers and disapprove, modify, or approve the dispensary.*~~

~~*(e) **Signage.** Signage for the medical cannabis dispensary shall be limited to one wall sign not to exceed ten square feet in area, and one identifying sign not to exceed two square feet in area; such signs shall not be directly illuminated. Any wall sign, or the identifying sign if the medical cannabis dispensary has no exterior wall sign, shall include the following language: "Only individuals with legally recognized Medical Cannabis Identification Cards or a verifiable, written recommendation from a physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The required text shall be a minimum of two inches in height.*~~

~~*(f) **Abandonment.** If an MCD closes for a duration longer than 18 months or if the MCD's license is revoked by DPH pursuant to Health Code Section 3315, the MCD will be considered abandoned and any Planning Commission authorization for the parcel shall be null and void.*~~

~~*(g) **Permit Statement.** Any permit issued for a medical cannabis dispensary shall contain the following statement in bold face type: "Issuance of this permit by the City and County of San Francisco is not intended to and does not authorize the violation of State or Federal law."*~~

~~***SEC. 790.142. BONA FIDE EATING PLACE.***~~

~~*A place which is regularly and in a bona fide manner used and kept open for the service of meals to guests for compensation and which has suitable kitchen facilities connected therewith, containing conveniences for cooking of an assortment of foods which may be required for ordinary meals.*~~

~~*(a) "Meals" shall mean an assortment of foods commonly ordered at various hours of the day for breakfast, lunch or dinner. Incidental food service, comprised only of appetizers to accompany drinks is not considered a meal. Incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales is not compliance.*~~

~~*(b) "Guests" shall mean persons who, during the hours when meals are regularly served therein, come to a bona fide public eating place for the purpose of obtaining, and actually order and obtain at such time, in good faith, a meal therein. Nothing in this section, however, shall be construed to require that any food be sold or purchased with any beverage.*~~

~~*(c) Actual and substantial sales of meals are required, during the normal days and meal hours that a bona fide public eating place is open; provided that "normal days of operation" shall mean a minimum of five days a week and "normal hours" of operation for meal service shall mean approximately 7:00 a.m. to 11:00 a.m. if open for breakfast; 11:00 a.m. to 2:00 p.m. if open for lunch; or 5:00 p.m. to 10:00 p.m. if open for dinner.*~~

~~*(d) The premises must be equipped and maintained in good faith. This means the premises must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment*~~

~~*dispensers, menus, signs and enough goods to make substantial meals. The premises must comply with all regulations of the Department of Public Health.*~~

~~*(e) A minimum of 51 percent of the restaurant's gross receipts shall be from food sales prepared and sold to guests on the premises. Records of the restaurant's gross receipts shall be provided to the Department upon request.*~~

~~*(f) A "bona fide eating place" does not include an adult entertainment business as defined in Planning Code Section 790.36.*~~

~~***SEC. 799. OTHER APPLICABLE SECTIONS OF THE PLANNING CODE.***~~

~~*Reference should be made to other sections which also apply to Neighborhood Commercial Districts. These sections and their titles are listed below.*~~

~~***General Provisions***~~	
~~*Section 101*~~	~~*Purposes*~~
~~*Section 101.1*~~	~~*General Plan Consistency and Implementation*~~
~~*Section 109*~~	~~*Severability*~~
-	-
~~***Definitions***~~	-
~~*Sections 102-102.25*~~	~~*Definitions*~~
-	-
~~***Zoning Map***~~	-
~~*Section 105*~~	~~*Zoning Map*~~
~~*Section 106*~~	~~*Zoning Map Incorporated Herein*~~
-	-

~~***Building Standards***~~	
~~*Section 121*~~	~~*Minimum Lot Width*~~
~~*Section 121.1*~~	~~*Development on Large Lots, Neighborhood Commercial Districts*~~
~~*Section 121.2*~~	~~*Use Size Limits (Nonresidential), Neighborhood Commercial Districts*~~
~~*Section 124*~~	~~*Basic Floor Area Ratio*~~
~~*Section 130*~~	~~*Yard and Setback Requirements*~~
~~*Section 131*~~	~~*Legislated Setback Line*~~
~~*Section 134*~~	~~*Rear Yards, R, NC, C, and M Districts*~~
~~*Section 135*~~	~~*Usable Open Space, R, NC, C, and M Districts*~~
~~*Section 136*~~	~~*Obstructions Over Streets and Alleys and in Required Setbacks, Yards, and Usable Open Space*~~
~~*Section 136.1*~~	~~*Awnings, Canopies, and Marquees*~~
~~*Section 138.1*~~	~~*Streetscape and Pedestrian Improvements*~~
~~*Section 140*~~	~~*All Dwelling Units in All Use Districts to Face on Open Area*~~
~~*Section 141*~~	~~*Screening of Rooftop Features R, NC, C, and M Districts*~~
~~*Section 142*~~	~~*Screening and Greening of Parking and Vehicle Use Areas*~~
~~*Section 145.1*~~	~~*Street Frontages in Neighborhood Commercial, Residential-Commercial, Commercial, and Mixed Use Districts*~~
~~*Section 145.2*~~	~~*Outdoor Activity Areas and Walk-up Facilities in NC Districts*~~
~~*Section 145.4*~~	~~*Required Ground Floor Commercial Uses*~~
-	-

~~*Parking*~~	-
~~*Section 150*~~	~~*Off-Street Parking and Loading Requirements*~~
~~*Section 151*~~	~~*Schedule of Required Off-Street Parking Spaces*~~
~~*Section 151.1*~~	~~*Schedule of Permitted Off-Street Parking Spaces in Specified Districts*~~
~~*Section 152*~~	~~*Schedule of Required Off-Street Freight Loading Spaces in District Other than C-3*~~
~~*Section 153*~~	~~*Rules for Calculation of Required Spaces*~~
~~*Section 154*~~	~~*Minimum Dimensions for Required Off-Street Parking, Freight Loading and Service Vehicle Spaces*~~
~~*Section 155*~~	~~*General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading, and Service Vehicle Facilities*~~
~~*Sections 155.1 to 155.5*~~	~~*Bicycle Parking Requirements*~~
~~*Section 156*~~	~~*Parking Lots*~~
~~*Section 157*~~	~~*Conditional Use Applications for Parking Exceeding Accessory Amounts: Additional Criteria*~~
~~*Section 159*~~	~~*Required Off-Street Parking Not on the Same Lot as the Structure or Use Served*~~
~~*Section 160*~~	~~*Collective Provision and Joint Use of Required Off-Street Parking*~~
~~*Section 161*~~	~~*Exemptions From Off-Street Parking, Freight Loading and Service Vehicle Requirements*~~
~~***Compliance***~~	

~~*Section 170*~~	~~*Applicability of Requirements*~~
~~*Section 171*~~	~~*Compliance of Uses Required*~~
~~*Section 172*~~	~~*Compliance of Structures, Open Spaces, and Off-Street Parking and Loading*~~
~~*Section 173*~~	~~*Compliance of Lots Required*~~
~~*Section 174*~~	~~*Compliance With Conditions, Stipulations, and Special Restrictions Required*~~
~~*Section 175*~~	~~*Approval of Permits*~~
~~*Section 176*~~	~~*Enforcement Against Violations*~~
~~*Section 178*~~	~~*Conditional Uses*~~
~~*Section 179*~~	~~*Uses Located in Neighborhood Commercial Districts*~~
~~*Section 180*~~	~~*Nonconforming Uses, Noncomplying Structures, and Substandard Lots of Record: General*~~
~~*Section 181*~~	~~*Nonconforming Uses: Enlargements, Alterations, or Reconstruction*~~
~~*Section 182*~~	~~*Nonconforming Uses: Changes of Use*~~
~~*Section 183*~~	~~*Nonconforming Uses: Discontinuance and Abandonment*~~
~~*Section 184*~~	~~*Short-term Continuance of Certain Nonconforming Uses*~~
~~*Section 185*~~	~~*Continuance of Other Nonconforming Uses*~~
~~*Section 186.1*~~	~~*Exemption of Nonconforming Uses in Neighborhood Commercial Districts*~~
~~*Section 188*~~	~~*Noncomplying Structures: Enlargements, Alterations and Reconstruction*~~

~~*Section 189*~~	~~*Substandard Lots of Record: Construction and Other Actions*~~
-	
-	
~~*Uses*~~	-
~~*Section 201*~~	~~*Classes of Use Districts*~~
~~*Section 202*~~	~~*Uses Permitted by This Code*~~
~~*Section 203*~~	~~*Effect on Certain Public Services*~~
~~*Section 204*~~	~~*Accessory Uses, General*~~
~~*Section 204.1*~~	~~*Accessory Uses for Dwellings in R and NC Districts*~~
~~*Section 204.4*~~	~~*Dwelling Units Accessory to Other Uses*~~
~~*Section 204.5*~~	~~*Parking and Loading as Accessory Uses*~~
~~*Section 205*~~	~~*Temporary Uses, General*~~
~~*Section 205.1*~~	~~*Temporary Uses, Sixty-day Limit*~~
~~*Section 205.2*~~	~~*Temporary Uses, Two-year Limit*~~
~~*Section 207.1*~~	~~*Rules for Calculation of Dwelling Unit Densities*~~
~~*Section 207.4*~~	~~*Density of Dwelling Units in Neighborhood Commercial Districts*~~
~~*Section 208*~~	~~*Density Limitations for Group Housing*~~
~~*Section 234*~~	~~*P Districts*~~
~~*Section 234.1*~~	~~*Principal Uses Permitted, P Districts*~~
~~*Section 234.2*~~	~~*Conditional Uses, P Districts*~~
~~*Section 235*~~	~~*Special Use Districts*~~
-	-

~~*Height and Bulk*~~	
~~*Section 122*~~	~~*Height and Bulk*~~
~~*Section 250*~~	~~*Height and Bulk Districts Established*~~
~~*Section 251*~~	~~*Height and Bulk Districts: Purposes*~~
~~*Section 252*~~	~~*Classes of Height and Bulk Districts*~~
~~*Section 253.1*~~	~~*Review of Proposed Buildings and Structures in North Beach and Broadway Neighborhood Commercial Districts*~~
~~*Section 260*~~	~~*Height Limits: Measurement*~~
~~*Section 261.1*~~	~~*Additional Height Limits for Narrow Streets and Alleys in RTO, NC, NCT, Eastern Neighborhoods Mixed Use, and South of Market Mixed Use Districts.*~~
~~*Section 262*~~	~~*Additional Height Limits Applicable to Signs*~~
~~*Section 270*~~	~~*Bulk Limits: Measurement*~~
~~*Section 271*~~	~~*Bulk Limits: Special Exceptions, In Districts Other than C-3*~~
~~*Section 295*~~	~~*Height Restrictions on Structures Shadowing Property Under the Jurisdiction of the Recreation and Park Commission*~~
~~*Procedures*~~	-
~~*Section 301*~~	~~*General Description of Zoning Procedures*~~
~~*Section 302*~~	~~*Amendments*~~
~~*Section 303*~~	~~*Conditional Uses*~~
~~*Section 304*~~	~~*Planned Unit Developments*~~
~~*Section 304.5*~~	~~*Institutional Master Plans*~~

~~*Section 305*~~	~~*Variances*~~
~~*Section 306*~~	~~*Applications and Hearings*~~
~~*Section 306.1*~~	~~*Applications and Filing Fees*~~
~~*Section 306.2*~~	~~*Scheduling of Hearings*~~
~~*Section 306.3*~~	~~*Notice of Hearings*~~
~~*Section 306.4*~~	~~*Conduct of Hearings*~~
~~*Section 306.5*~~	~~*Reconsideration*~~
~~*Section 306.6*~~	~~*Initiation of Amendments*~~
~~*Section 306.7*~~	~~*Interim Zoning Controls*~~
~~*Section 306.8*~~	~~*Posting of Signs Required*~~
~~*Section 307*~~	~~*Other Powers and Duties of the Zoning Administrator*~~
~~*Section 308*~~	~~*Appeals*~~
~~*Section 308.1*~~	~~*Appeals: Amendments and Conditional Uses*~~
~~*Section 308.2*~~	~~*Appeals: Variances and Administrative Actions*~~
~~*Section 313*~~	~~*Housing Requirements for Office Development Projects*~~
~~*Section 314*~~	~~*Child Care Requirements for Office Development Projects (Outside C-3 Districts)*~~
~~*Section 316et seq.*~~	~~*Procedures for Conditional Use Authorization in Neighborhood Commercial Eastern Neighborhoods Mixed Use Districts, and South of Market Mixed Use Districts and for Live/Work Units in RH and RM Districts*~~
~~*Sections 330-330.18*~~	~~*Permit Review in the San Francisco Coastal Zone Area*~~

-	-
~~*Fees*~~	-
~~*Section 350*~~	~~*Fees, General*~~
~~*Section 351*~~	~~*Fees for Applications to Establish, Abolish or Modify a Setback Line, to Reclassify Property, to Authorize a Conditional Use, to Consider a Variance, or to Review a Coastal Zone Permit*~~
~~*Section 352*~~	~~*Fee for Review of Building Permit Applications*~~
~~*Section 353*~~	~~*Fee for Review of Permit Applications Issued by the Fire Department, the Police Department, and the Department of Public Health*~~
~~*Section 355*~~	~~*Fee for Reviewing Notices and Special Restrictions*~~
~~*Section 356*~~	~~*Fee for Reviewing Proposals Which Cast a Shadow on Recreation and Park Commission Property*~~
~~*Article 4*~~	~~*Development Impact Fees and Project Requirements that Authorize the Payment of In-Lieu Fees*~~
—	-
~~***Signs***~~	-
~~*Section 601*~~	~~*Special Purposes*~~
~~*Sections 602et seq.*~~	~~*Special Definitions*~~
~~*Section 603*~~	~~*Exempted Signs*~~
~~*Section 604*~~	~~*Permits and Conformity Required*~~
~~*Section 607.1*~~	~~*Neighborhood Commercial Districts*~~
~~*Sections 608et seq.*~~	~~*Special Sign Districts*~~

~~*Sections 609et seq.*~~	~~*Amortization Periods*~~
-	-
~~***Landmarks***~~	-
~~*Article 10*~~	~~*Preservation of Historical, Architectural and Aesthetic Landmarks (Inclusive)*~~

Section 3. The Planning Code is hereby amended by deleting the Zoning Control Tables in Sections 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 733A, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747 and 748, to read as follows:

* * * *

~~***Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1***~~

~~***ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*NC-1 Controls*~~
~~***BUILDING STANDARDS***~~			
~~*710.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271*~~	~~*Varies*~~ ~~*See Zoning Map*~~ ~~*Additional 5 feet for NC-1 parcels with a commercial use on the ground floor within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to*~~

			~~Randolph Street to Monticello Street and back to Sargent Street.~~ ~~Additional 5 feet for NC-1 parcels with a commercial use on the ground floor located on Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.~~ ~~See § 263.20;~~ ~~Height Sculpting on Alleys:~~ ~~§ 261.1~~
~~710.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.;~~ ~~C 5,000 sq. ft. & above~~ ~~§ 121.1~~
~~710.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at grade level and above~~ ~~§ 134(a) (e)~~
~~710.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~710.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~710.15~~	~~Canopy~~	~~§ 136.1(b)~~	
~~710.16~~	~~Marquee~~	~~§ 136.1(c)~~	
~~710.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~

~~*COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES*~~			
~~*710.20*~~	~~*Floor Area Ratio*~~	~~*§§ 102.9, 102.11, 123*~~	~~*1.8 to 1 § 124(a) (b)*~~
~~*710.21*~~	~~*Use Size [Non-Residential]*~~	~~*§ 790.130*~~	~~*P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2*~~
~~*710.22*~~	~~*Off-Street Parking, Commercial/ Institutional*~~	~~*§§ 150, 153-157, 159-160, 204.5*~~	~~*Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)*~~
~~*710.23*~~	~~*Off-Street Freight Loading*~~	~~*§§ 150, 153-155, 204.5*~~	~~*Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)*~~
~~*710.24*~~	~~*Outdoor Activity Area*~~	~~*§ 790.70*~~	~~*P if located in front; C if located elsewhere § 145.2*~~
~~*710.25*~~	~~*Drive-Up Facility*~~	~~*§ 790.30*~~	
~~*710.26*~~	~~*Walk-Up Facility*~~	~~*§ 790.140*~~	~~*P*~~
~~*710.27*~~	~~*Hours of Operation*~~	~~*§ 790.48*~~	~~*P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.*~~
~~*710.30*~~	~~*General Advertising Sign*~~	~~*§§ 262, 602-604, 608, 609*~~	

~~710.31~~	~~Business Sign~~	~~§§ 262, 602-604, 608, 609~~	~~P § 607.1(f)1~~		
~~710.32~~	~~Other Signs~~	~~§§ 262, 602-604, 608, 609~~	~~P § 607.1(c) (d) (g)~~		
~~**No.**~~	~~**Zoning Category**~~	~~**§ References**~~	~~**NC-1 Controls by Story**~~		
		~~**§ 790.118**~~	~~**1st**~~	~~**2nd**~~	~~**3rd+**~~
~~710.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~710.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~710.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P #~~		
~~710.41~~	~~Bar~~	~~§ 790.22~~	~~P #~~		
~~710.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P #~~		
~~710.44~~	~~Restaurant~~	~~§ 790.91~~	~~P #~~		
~~710.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~		
~~710.46~~	~~Movie Theater~~	~~§ 790.64~~			
~~710.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~710.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		

~~*710.49*~~	~~*Financial Service*~~	~~*§ 790.110*~~			
~~*710.50*~~	~~*Limited Financial Service*~~	~~*§ 790.112*~~	~~*P*~~		
~~*710.51*~~	~~*Medical Service*~~	~~*§ 790.114*~~	~~*P*~~		
~~*710.52*~~	~~*Personal Service*~~	~~*§ 790.116*~~	~~*P*~~		
~~*710.53*~~	~~*Business or Professional Service*~~	~~*§ 790.108*~~	~~*P*~~		
~~*710.54*~~	~~*Massage Establishment*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~			
~~*710.55*~~	~~*Tourist Hotel*~~	~~*§ 790.46*~~			
~~*710.56*~~	~~*Automobile Parking*~~	~~*§§ 790.8, 156, 160*~~	~~*C*~~		
~~*710.57*~~	~~*Automotive Gas Station*~~	~~*§ 790.14*~~			
~~*710.58*~~	~~*Automotive Service Station*~~	~~*§ 790.17*~~			
~~*710.59*~~	~~*Automotive Repair*~~	~~*§ 790.15*~~			
~~*710.60*~~	~~*Automotive Wash*~~	~~*§ 790.18*~~			
~~*710.61*~~	~~*Automobile Sale or Rental*~~	~~*§ 790.12*~~			
~~*710.62*~~	~~*Animal Hospital*~~	~~*§ 790.6*~~			
~~*710.63*~~	~~*Ambulance Service*~~	~~*§ 790.2*~~			
~~*710.64*~~	~~*Mortuary*~~	~~*§ 790.62*~~			
~~*710.65*~~	~~*Trade Shop*~~	~~*§ 790.124*~~	~~*P*~~		

~~710.66~~	~~Storage~~	~~§ 790.117~~			
~~710.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~710.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~710.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~710.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~710.69D~~	~~Large Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~710.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~710.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~710.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	
~~710.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~710.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~710.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~710.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~

~~710.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 800 sq. ft. lot area # § 207(c)~~		
~~710.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area § 208~~		
~~710.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per § 208(a)~~		
~~710.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)~~		
~~710.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)~~		
~~710.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR NC-1 DISTRICTS~~

~~**Article 7 Code Section**~~	~~***Other Code Section***~~	~~***Zoning Controls***~~
~~§ 710.40 § 710.41 § 710.43 § 710.44~~		~~***Boundaries:*** *All NC-1 Districts* ***Controls:*** *P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control*~~

~~§ 710.43~~ ~~§ 710.44~~	~~§ 781.1~~	~~*TARAVAL STREET RESTAURANT SUBDISTRICT*~~ ~~***Boundaries:** Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5 SU*~~ ~~***Controls:** Restaurants and Limited Restaurants are C; Formula Retail Restaurants and Limited Restaurants are NP.*~~
~~§ 710.68~~	~~§ 249.35~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NC-1 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).*~~
~~§ 710.84~~ ~~§ 790.141~~		~~*Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and have obtained a final permit to operate by March 1, 2008 are permitted in an NC-1 District.*~~
~~§ 710.91~~	~~§207(c)(4)~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Board of Supervisors District 8 extant on July 1, 2015.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*~~

* * * *

~~*Table 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.*~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*NC-2Controls*~~
~~***BUILDING STANDARDS***~~			
~~*711.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.20, 270, 271*~~	~~*Generally, 40-X See Zoning Map: additional 5 feet for NC-2 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, and on NC-2 designated parcels on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue, see § 263.20.*~~ ~~*Height Sculpting on Alleys: § 261.1*~~
~~*711.11*~~	~~*Lot Size [Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 9,999 sq. ft.;*~~ ~~*C 10,000 sq. ft. & above*~~ ~~*§ 121.1*~~
~~*711.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required at the second story and above and at all residential levels*~~ ~~*§ 134(a) (e)*~~
~~*711.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*711.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*711.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~
~~*711.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*P*~~
~~*711.17*~~	~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required*~~

~~*COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES*~~			
~~*711.20*~~	~~*Floor Area Ratio*~~	~~*§§ 102.9, 102.11, 123*~~	~~*2.5 to 1*~~ ~~*§ 124(a) (b)*~~
~~*711.21*~~	~~*Use Size [Non-Residential]*~~	~~*§ 790.130*~~	~~*P up to 3,999 sq. ft.;*~~ ~~*C 4,000 sq. ft. & above*~~ ~~*§ 121.2*~~
~~*711.22*~~	~~*Off-Street Parking, Commercial/Institutional*~~	~~*§§ 150, 153 - 157, 159 - 160, 204.5*~~	~~*Generally, none required if occupied floor area is less than 5,000 sq. ft.*~~ ~~*§§ 151, 161(g)*~~
~~*711.23*~~	~~*Off-Street Freight Loading*~~	~~*§§ 150, 153 - 155, 204.5*~~	~~*Generally, none required if gross floor area is less than 10,000 sq. ft.*~~ ~~*§§ 152, 161(b)*~~
~~*711.24*~~	~~*Outdoor Activity Area*~~	~~*§ 790.70*~~	~~*P if located in front;*~~ ~~*C if located elsewhere*~~ ~~*§ 145.2*~~
~~*711.25*~~	~~*Drive-Up Facility*~~	~~*§ 790.30*~~	
~~*711.26*~~	~~*Walk-Up Facility*~~	~~*§ 790.140*~~	~~*P*~~
~~*711.27*~~	~~*Hours of Operation*~~	~~*§ 790.48*~~	~~*P 6 a.m. - 2 a.m.;*~~ ~~*C 2 a.m. - 6 a.m.*~~
~~*711.30*~~	~~*General Advertising Sign*~~	~~*§§ 262, 602 - 604, 608, 609*~~	
~~*711.31*~~	~~*Business Sign*~~	~~*§§ 262, 602 - 604, 608, 609*~~	~~*P*~~ ~~*§ 607.1(f) 2*~~

711.32	*Other Signs*	*§§ 262, 602 - 604, 608, 609*	*P § 607.1(c) (d) (g)*		
No.	***Zoning Category***	***§ References***	***NC-2 Controls by Story***		
		§ 790.118	***1st***	***2nd***	***3rd+***
711.36	*Residential Conversion*	*§ 317*	*P*	*C*	
711.37	*Residential Demolition*	*§ 317*	*P*	*C*	*C*
Retail Sales and Services					
711.40	*Other Retail Sales and Services [Not Listed Below]*	*§ 790.102*	*P*	*P*	
711.41	*Bar*	*§ 790.22*	*P*		
711.43	*Limited Restaurant*	*§ 790.90*	*P #*		
711.44	*Restaurant*	*§ 790.91*	*P #*		
711.45	*Liquor Store*	*§ 790.55*	*P*		
711.46	*Movie Theater*	*§ 790.64*	*P*		
711.47	*Adult Entertainment*	*§ 790.36*			
711.48	*Other Entertainment*	*§ 790.38*	*P*		
711.49	*Financial Service*	*§ 790.110*	*P #*	*C #*	
711.50	*Limited Financial Service*	*§ 790.112*	*P #*		
711.51	*Medical Service*	*§ 790.114*	*P*	*P*	
711.52	*Personal Service*	*§ 790.116*	*P*	*P*	

~~711.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	
~~711.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~711.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~711.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~711.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~		
~~711.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~		
~~711.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~711.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~711.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~711.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~711.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~711.64~~	~~Mortuary~~	~~§ 790.62~~			
~~711.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P #~~	~~C #~~	
~~711.66~~	~~Storage~~	~~§ 790.117~~			
~~711.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P#~~		
~~711.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		

711.69 B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.4			
711.69 C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
711.69 D	Large-Scale Urban Agriculture	§ 102.35(b)	C	C	C
Institutions and Non-Retail Sales and Services					
711.70	Administrative Service	§ 790.106			
711.80	Hospital or Medical Center	§ 790.44			
711.81	Other Institutions, Large	§ 790.50	P	C	C
711.82	Other Institutions, Small	§ 790.51	P	P	P
711.83	Public Use	§ 790.80	C	C	C
711.84	Medical Cannabis Dispensary	§ 790.141	P #		
RESIDENTIAL STANDARDS AND USES					
711.90	Residential Use	§ 790.88	P	P	P
711.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)		

~~711.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area~~ ~~§ 208~~		
~~711.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per § 208(a)~~		
~~711.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~		
~~711.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~711.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR NC-2 DISTRICTS~~

~~Article 7 Code Section~~	***~~Other Code Section~~***	***~~Zoning Controls~~***
~~§ 711.43~~ ~~§ 711.44~~	~~§ 781.1~~	~~TARAVAL STREET RESTAURANT SUBDISTRICT~~ ~~**Boundaries:** Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU.~~ ~~**Controls:** Restaurants and Limited Restaurants are C; Formula Retail Restaurants and Limited Restaurants are NP.~~
~~§ 711.44~~	~~§ 781.2~~	~~IRVING STREET RESTAURANT SUBDISTRICT~~ ~~**Boundaries:** Applicable only for the portion of the Irving Street NC-2~~

		~~*District between 19th and 27th Avenues as mapped on Sectional Map 5 SU.*~~ ~~***Controls:*** *Restaurants are C.*~~
~~§ 711.49~~ ~~§ 711.50~~ ~~§ 711.68~~	~~§ 781.7~~	~~*CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT*~~ ~~***Boundaries:*** *Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.*~~ ~~***Controls:*** *Financial services, limited financial services, and fringe financial services are NP.*~~
~~§ 711.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~*MASSAGE ESTABLISHMENT*~~ ~~***Controls:*** *Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~§ 711.68~~	~~§ 249.35~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:*** *The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Lower Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.*~~ ~~***Controls:*** *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 Subsection 249.35(c)(3).~~
~~§ 711.84 § 790.141~~	~~Health Code § 3308~~	~~Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.~~

* * * *

~~**Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3**~~

~~**ZONING CONTROL TABLE**~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~NC-3 Controls~~
~~**BUILDING STANDARDS**~~			
~~712.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271~~	~~Generally, 40-X See Zoning Map; additional 5 feet for NC-3 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, and on Geary from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue, see § 263.20. Height Sculpting on Alleys: § 261.1~~
~~712.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1~~

~~712.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at residential levels only § 134(a)(e)~~
~~712.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~712.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~712.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~712.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~712.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~712.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.6 to 1 § 124(a) (b)~~
~~712.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2~~
~~712.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)~~
~~712.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)~~

~~712.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front; C if located elsewhere § 145.2~~		
~~712.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	~~#~~		
~~712.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~		
~~712.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~No Limit~~		
~~712.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~			
~~712.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(f)3~~		
~~712.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(c) (d) (g)~~		
~~**No.**~~	~~**Zoning Category**~~	~~**§ References**~~	~~**NC-3 Controls by Story**~~		
		~~**§ 790.118**~~	~~**1st**~~	~~**2nd**~~	~~**3rd+**~~
~~712.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	~~C #~~
~~712.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~712.40~~	~~Other Retail Sales and~~	~~§ 790.102~~	~~P #~~	~~P #~~	~~P #~~

	~~*Services [Not Listed Below]*~~				
~~*712.41*~~	~~*Bar*~~	~~*§ 790.22*~~	~~*P #*~~	~~*P*~~	
~~*712.43*~~	~~*Limited Restaurant*~~	~~*§ 790.90*~~	~~*P #*~~	~~*P #*~~	
~~*712.44*~~	~~*Restaurant*~~	~~*§ 790.91*~~	~~*P #*~~	~~*P #*~~	
~~*712.45*~~	~~*Liquor Store*~~	~~*§ 790.55*~~			
~~*712.46*~~	~~*Movie Theater*~~	~~*§ 790.64*~~	~~*P*~~	~~*P*~~	
~~*712.47*~~	~~*Adult Entertainment*~~	~~*§ 790.36*~~	~~*C*~~	~~*C*~~	
~~*712.48*~~	~~*Other Entertainment*~~	~~*§ 790.38*~~	~~*P*~~	~~*P*~~	
~~*712.49*~~	~~*Financial Service*~~	~~*§ 790.110*~~	~~*P*~~	~~*P*~~	
~~*712.50*~~	~~*Limited Financial Service*~~	~~*§ 790.112*~~	~~*P*~~	~~*P*~~	
~~*712.51*~~	~~*Medical Service*~~	~~*§ 790.114*~~	~~*P*~~	~~*P*~~	~~*P*~~
~~*712.52*~~	~~*Personal Service*~~	~~*§ 790.116*~~	~~*P*~~	~~*P*~~	~~*P*~~
~~*712.53*~~	~~*Business or Professional Service*~~	~~*§ 790.108*~~	~~*P*~~	~~*P*~~	~~*P*~~

~~712.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~	~~C #~~	
~~712.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~712.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~712.57~~	~~Automobile Gas Station~~	~~§ 790.14~~	~~C~~		
~~712.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~		
~~712.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	~~C~~	
~~712.60~~	~~Automotive Wash~~	~~§ 790.18~~	~~C~~		
~~712.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	~~C~~		
~~712.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	~~C~~	
~~712.63~~	~~Ambulance Service~~	~~§ 790.2~~	~~C~~		
~~712.64~~	~~Mortuary~~	~~§ 790.62~~	~~C~~	~~C~~	~~C~~
~~712.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	~~C~~
~~712.66~~	~~Storage~~	~~§ 790.117~~	~~C~~	~~C~~	~~C~~
~~712.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~		

~~712.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~712.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~C~~		
~~712.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~712.69D~~	~~Large Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~712.70~~	~~Administrative Service~~	~~§ 790.106~~	~~C~~	~~C~~	~~C~~
~~712.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	~~C~~	~~C~~	~~C~~
~~712.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~P~~	~~P~~
~~712.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~

~~712.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~712.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~		
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~712.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~712.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 600 sq. ft. lot area # § 207(c)~~		
~~712.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 210 sq. ft. lot area § 208~~		
~~712.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(e)~~	~~Density limits per § 208(a)~~		
~~712.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)~~		
~~712.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)~~		

~~712.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~**SPECIFIC PROVISIONS FOR NC-3 DISTRICTS**~~

~~**Article 7 Code Section**~~	~~**Other Code Section**~~	~~**Zoning Controls**~~
~~§ 712.25~~ ~~§ 712.40~~	~~§ 249.14~~	~~THIRD STREET SPECIAL USE DISTRICT~~ ~~**Boundaries:** Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.~~ ~~**Controls:** Off-sale retail liquor sales as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for Restaurants and Limited Restaurants are C.~~
~~§ 207.4~~ ~~§ 712.10~~ ~~§ 712.12~~ ~~§ 712.22~~	~~§ 780.4~~	~~MISSION-HARRINGTON SPECIAL USE DISTRICT~~ ~~**Boundaries:** Applicable only to the Mission-Harrington SUD, as shown on Sectional Map SU11.~~ ~~**Controls:** Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.~~
~~§ 712.38~~	~~§ 790.84~~	~~**Boundaries:** Applicable to NC-3 Districts.~~ ~~**Controls:** A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:~~

		~~(1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;~~ ~~(2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and~~ ~~(3) No legally residing residential tenants will be displaced.~~
~~§ 712.40~~ ~~§ 712.41~~ ~~§ 712.43~~ ~~§ 712.44~~ ~~§ 790.34~~	~~§ 781.4~~	~~GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT~~ ~~**Boundaries:** Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU.~~ ~~**Controls:** Formula Retail pet supply stores and formula retail eating and drinking uses are NP.~~
~~§ 712.43~~ ~~§ 712.44~~	~~§ 781.5~~	~~MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT~~ ~~**Boundaries:** Applicable only for the portion of the Mission Street NC-3 District between 15th Street and Randall Street as mapped on Sectional Map 7 SU.~~ ~~**Controls:** Formula Retail Restaurants and Limited Restaurants are NP.~~
~~§ 712.45~~	~~§ 781.10~~	~~17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT.~~ ~~**Boundaries:** Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU.~~ ~~**Controls:** One liquor store on the first or second story is C if operated~~

		~~*as integral element of a grocery store of not less than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.*~~
~~*§ 712.54*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~	~~*MASSAGE ESTABLISHMENT*~~ ~~***Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 712.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Lower Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; and includes Moderate-Scale Neighborhood Commercial Districts within its boundaries.*~~ ~~***Controls:** 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 Subsection 249.35(c)(3).*~~
~~*§ 712.84*~~ ~~*§ 790.141*~~	~~*Health Code § 3308*~~	~~*Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.*~~
~~*§ 712.91*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Board of Supervisors District 8 extant on July 1, 2015.*~~

		~~**Controls:** *An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*~~

* * * *

~~***Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S***~~

~~***ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*NC-S Controls*~~
~~***BUILDING STANDARDS***~~			
~~*713.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 270, 271*~~	~~*Generally, 40-X #*~~ ~~*See Zoning Map*~~
~~*713.11*~~	~~*Lot Size*~~ ~~*[Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*Not Applicable*~~
~~*713.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Not Required*~~
~~*713.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*713.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*713.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~
~~*713.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*P*~~
~~*713.17*~~	~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required*~~
~~***COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES***~~			

~~713.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.12, 123~~	~~1.8 to 1~~ ~~§ 124(a)(b)~~
~~713.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 5,999 sq. ft.;~~ ~~C 6,000 sq. ft. & above~~ ~~§ 121.2~~
~~713.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~713.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~713.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P/C~~ ~~§ 145.2~~
~~713.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	~~C~~
~~713.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~713.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.; #~~ ~~C 2 a.m. 6 a.m. #~~
~~713.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~713.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~
~~713.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~NC-S Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~713.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~713.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~713.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~713.41~~	~~Bar~~	~~§ 790.22~~	~~P #~~	~~P #~~	
~~713.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~	~~P~~	
~~713.44~~	~~Restaurant~~	~~§ 790.91~~	~~P #~~	~~P #~~	
~~713.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~		
~~713.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P #~~	~~#~~	
~~713.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~713.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P #~~	~~P #~~	
~~713.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~P~~	~~#~~
~~713.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~	~~P~~	
~~713.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	~~#~~
~~713.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~#~~
~~713.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	~~#~~

~~713.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~	~~C #~~	
~~713.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C #~~	~~C #~~	~~C #~~
~~713.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~P~~	~~P~~	
~~713.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~		
~~713.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~P~~		
~~713.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~713.60~~	~~Automotive Wash~~	~~§ 790.18~~	~~C~~		
~~713.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	~~C~~		
~~713.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	~~C~~	
~~713.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~713.64~~	~~Mortuary~~	~~§ 790.62~~	~~C #~~	~~C #~~	
~~713.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~P~~	
~~713.66~~	~~Storage~~	~~§ 790.117~~	~~C~~	~~C~~	
~~713.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P#~~		
~~713.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		

~~713.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~C~~		
~~713.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~713.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~713.70~~	~~Administrative Service~~	~~§ 790.106~~	~~C #~~	~~C #~~	~~#~~
~~713.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~713.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P #~~	~~P #~~	~~#~~
~~713.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P #~~	~~P #~~	~~P #~~
~~713.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~713.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~713.90~~	~~Residential Use~~	~~§ 790.88~~	~~P #~~	~~P #~~	~~P #~~
~~713.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 800 sq. ft. lot area # § 207(c)~~		

~~713.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area #~~ ~~§ 208~~		
~~713.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per § 208(a)~~		
~~713.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft if private, or 133 sq. ft. if common #~~ ~~§ 135(d)~~		
~~713.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~713.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C #~~	~~C #~~

~~**Article 7 Code Section**~~	~~**Other Code Section**~~	~~**Zoning Controls**~~
~~§ 713.10~~ ~~§ 713.27~~ ~~§ 713.30~~ ~~§ 713.41~~ ~~§ 713.46~~ ~~§ 713.48~~ ~~§ 713.49~~ ~~§ 713.51~~ ~~§ 713.52~~	~~§ 253.3~~ ~~§ 780.1~~	~~*LAKESHORE PLAZA SPECIAL USE DISTRICT*~~ ~~**Boundaries:** *Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map 13SU and 13H.*~~ ~~**Controls:** *Special controls on various features and uses, and residential standards.*~~

~~§ 713.53~~ ~~§ 713.64~~ ~~§ 713.70~~ ~~§ 713.81~~ ~~§ 713.82~~ ~~§ 713.90~~ ~~§ 713.91~~ ~~§ 713.92~~ ~~§ 713.93~~ ~~§ 713.95~~		
~~§ 713.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~*MASSAGE ESTABLISHMENT*~~ ~~*Controls: Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~§ 713.55~~	~~§ 780.2~~	~~*BAYSHORE-HESTER SPECIAL USE DISTRICT*~~ ~~***Boundaries:** Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU.*~~ ~~***Controls:** Tourist hotels (inclusive of motels) may be permitted as a conditional use.*~~

~~§ 713.68~~	~~§ 249.35~~	~~Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).~~
~~§ 713.84 § 790.141~~	~~Health Code § 3308~~	~~Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 a.m. and 10 p.m.~~
~~§ 713.91~~	~~§ 207(c)(4)~~	~~ACCESSORY DWELLING UNITS~~ ~~**Boundaries:** Board of Supervisors District 8 extant on July 1, 2015.~~ ~~**Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.~~

~~* * * *~~

~~***Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE***~~

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Broadway Controls***~~
~~***BUILDING STANDARDS***~~			
~~714.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271~~	~~P up to 40 ft.~~ ~~C 40 to 65 ft.~~ ~~§ 253.1~~ ~~Height Sculpting on Alleys:~~ ~~§ 261.1~~

~~714.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1~~
~~714.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at residential level only § 134(a) (e)~~
~~714.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~714.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~714.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~714.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~714.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~714.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1 § 124(a) (b)~~
~~714.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2~~
~~714.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 151.1, 153 - 157, 159 - 160, 204.5~~	~~None required. Limits set forth in § 151.1.~~

~~714.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~714.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~714.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~714.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~714.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.;~~ ~~C 2 a.m. - 6 a.m.~~
~~714.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~714.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~
~~714.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Broadway Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~714.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	
~~714.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~Retail Sales and Services~~					

~~714.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~714.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	~~P~~	
~~714.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~C #~~	~~C #~~	
~~714.44~~	~~Restaurant~~	~~§ 790.91~~	~~C #~~	~~C #~~	
~~714.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~714.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	~~P~~	
~~714.47~~	~~Adult Entertainment~~	~~§ 790.36~~	~~C~~	~~C~~	
~~714.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~	~~P~~	
~~714.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~		
~~714.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~714.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	
~~714.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~714.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	
~~714.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~	~~C #~~	
~~714.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~714.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~714.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			

~~714.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~714.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~714.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~714.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~714.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~714.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~714.64~~	~~Mortuary~~	~~§ 790.62~~			
~~714.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P #~~	~~C #~~	
~~714.66~~	~~Storage~~	~~§ 790.117~~			
~~714.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~714.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~714.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~C~~		
~~714.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~714.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~714.70~~	~~Administrative Service~~	~~§ 790.106~~			

~~714.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~714.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~714.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~714.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~714.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~714.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~714.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 400 sq. ft. lot area~~ ~~#~~ ~~§ 207(c)~~		
~~714.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 140 sq. ft. lot area~~ ~~§ 208~~		
~~714.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per § 208(a)~~		
~~714.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either~~ ~~60 sq. ft if private, or~~ ~~80 sq. ft. if common~~ ~~§ 135(d)~~		

~~714.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 151.1, 153 - 157, 159 - 160, 204.5~~	~~None required.~~		
~~714.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~**SPECIFIC PROVISIONS FOR THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT**~~

~~**Article 7 Code Section**~~	~~**Other Code Section**~~	~~**Zoning Controls**~~
~~§ 714.10~~	~~§ 253.1~~	~~65-A-1 HEIGHT AND BULK DISTRICT~~ ~~**Boundaries:** Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map 1H.~~ ~~**Controls:** Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet.~~
~~§ 714.43~~ ~~§ 714.44~~	~~§ 790.90~~ ~~§ 790.91~~	~~BROADWAY FORMULA RETAIL RESTAURANT AND LIMITED-RESTAURANT USES~~ ~~**Boundaries:** Broadway NCD.~~ ~~**Controls:** Formula Retail Restaurant and Limited-Restaurant Uses are NP.~~
~~§ 714.44~~	~~§ 790.91~~	~~BROADWAY LIQUOR LICENSES FOR RESTAURANTS~~ ~~**Boundaries:** Applicable to the Broadway Neighborhood~~

		~~*Commercial District.*~~ ~~***Controls:*** *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 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.*~~
~~*§ 714.54*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~	~~*MASSAGE ESTABLISHMENT*~~ ~~***Controls:*** *Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 714.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).*~~ ~~***Boundaries:*** *The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway 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).*~~

~~§ 714.91~~	~~§ 207(c)(4)~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:*** *Within the boundaries of the Broadway NCD.*~~ ~~***Controls:*** *An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*~~
~~§ 714.94~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~*BROADWAY OFF-STREET PARKING RESIDENTIAL*~~ ~~***Boundaries:*** *Broadway NCD.*~~ ~~***Controls:*** *Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:*~~ ~~*(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;*~~ ~~*(2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;*~~ ~~*(3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years;*~~ ~~*(4) the garage would not front on a public right-of-way narrower*~~

		~~than 41 feet, and~~ ~~(5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.~~

* * * *

~~**Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Castro Street Controls~~
~~**BUILDING STANDARDS**~~			
~~715.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271~~	~~40-X, 65B; additional 5 feet for parcels with active ground floor uses; see Section 263.20.~~ ~~See Zoning Map~~ ~~Height Sculpting on Alleys:~~ ~~§ 261.1~~
~~715.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.;~~ ~~C 5,000 sq. ft & above~~ ~~§ 121.1~~
~~715.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels~~ ~~§ 134(a) (e) #~~
~~715.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~715.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~715.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~715.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~

~~715.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~715.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.0 to 1~~ ~~§ 124(a) (b)~~
~~715.21~~	~~Use Size [Non-Residential]~~	~~§§ 121.2, 790.50, 790.130~~	~~P to 1,999 sq. ft.;~~ ~~C 2,000 sq. ft. to 3,999 sq. ft.;~~ ~~NP # 4,000 sq. ft. & above~~
~~715.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~715.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~715.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~715.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~715.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~715.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.;~~ ~~C 2 a.m. - 6 a.m.~~
~~715.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	

~~715.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(f)2~~
~~715.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(c) (d) (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Castro Street Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~715.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	
~~715.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~715.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~715.41~~	~~Bar~~	~~§ 790.22~~			
~~715.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~715.44~~	~~Restaurant~~	~~§ 790.91~~	~~C~~		
~~715.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~715.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~715.47~~	~~Adult Entertainment~~	~~§ 790.36~~	~~C~~		
~~715.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~715.49~~	~~Financial Service~~	~~§ 790.110~~	~~C~~	~~C~~	

~~715.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~C~~		
~~715.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	~~C~~
~~715.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~C~~
~~715.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~C~~	~~P~~	~~C~~
~~715.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~	~~C #~~	
~~715.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~715.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~715.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~715.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~715.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~715.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~715.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~715.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~715.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~715.64~~	~~Mortuary~~	~~§ 790.62~~			
~~715.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~715.66~~	~~Storage~~	~~§ 790.117~~			

~~715.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~715.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~715.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~715.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~715.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~715.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~715.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~715.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~715.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~715.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~715.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		

RESIDENTIAL STANDARDS AND USES					
715.90	*Residential Use*	*§ 790.88*	*P*	*P*	*P*
715.91	*Dwelling Unit Density*	*§ 207*	*Generally, up to 1 unit per 600 sq. ft. lot area. Certain exceptions permitted by § 207(c) #.*		
715.92	*Residential Density, Group Housing*	*§§ 207, 208*	*Generally, up to 1 bedroom per 210 sq. ft. lot area*		
715.92b	*Residential Density, Homeless Shelters*	*§§ 102, 207.1, 790.88(c)*	*Density limits per Section 208(a)*		
715.93	*Usable Open Space [Per Residential Unit]*	*§§ 135, 136*	*Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) #*		
715.94	*Off-Street Parking, Residential*	*§§ 150, 153 - 157, 159 - 160, 204.5*	*Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) #*		
715.95	*Community Residential Parking*	*§ 790.10*	*C*	*C*	*C*

SPECIFIC PROVISIONS FOR CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Article 7 Code Section	***Other Code Section***	***Zoning Controls***

~~§ 715~~ ~~§ 715.12~~ ~~§ 715.91~~ ~~§ 715.93~~ ~~§ 715.94~~	~~§ 207(c)(4)~~	~~ACCESSORY DWELLING UNITS~~ ~~**Boundaries:** Board of Supervisors District 8 extant on July 1, 2015.~~ ~~**Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.~~
~~§ 715.21~~	~~§ 121.1~~	~~Use Size shall generally not exceed 4,000 square feet except that an Institution, Other Large as defined in Section 790.50 that is operated by a non-profit and is neighborhood-serving may exceed 4,000 sq. ft. by Conditional Use Authorization.~~
~~§ 715.44~~	~~§ 790.91~~	~~CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS~~ ~~**Boundaries:** Applicable to the Castro Street Neighborhood Commercial District~~ ~~**Controls:** 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 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.~~
~~§ 715.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~MASSAGE ESTABLISHMENT~~ ~~**Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When~~

		~~*considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 715.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Castro 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).*~~

* * * *

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

~~*No.*~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Inner Clement Street Controls***~~
~~***BUILDING STANDARDS***~~			
~~*716.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271*~~	~~*40-X; additional 5 feet for parcels with active uses; see 263.20; Height Sculpting on Alleys: § 261.1*~~

~~716.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56,~~	~~P up to 4,999 sq. ft.;~~ ~~C 5,000 sq. ft. & above~~ ~~§ 121.1~~
~~716.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels~~ ~~§ 134(a) (e)~~
~~716.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~716.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~716.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~716.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~716.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~716.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~1.8 to 1~~ ~~§ 124(a) (b)~~
~~716.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.;~~ ~~C 2,500 sq. ft. & above~~ ~~§121.2~~
~~716.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~

~~716.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~716.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~716.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~716.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~716.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.;~~ ~~C 2 a.m. - 6 a.m.~~
~~716.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~716.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~
~~716.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~**No.**~~	~~**Zoning Category**~~	~~**§ References**~~	~~**Inner Clement Street Controls by Story**~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~716.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~716.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~

~~*Retail Sales and Services*~~					
~~*716.40*~~	~~*Other Retail Sales and Services [Not Listed Below]*~~	~~*§ 790.102*~~	~~*P*~~	~~*C*~~	
~~*716.41*~~	~~*Bar*~~	~~*§ 790.22*~~	~~*C #*~~		
~~*716.43*~~	~~*Limited Restaurant*~~	~~*§ 790.90*~~	~~*P*~~		
~~*716.44*~~	~~*Restaurant*~~	~~*§ 790.91*~~	~~*C #*~~		
~~*716.45*~~	~~*Liquor Store*~~	~~*§ 790.55*~~	~~*C*~~		
~~*716.46*~~	~~*Movie Theater*~~	~~*§ 790.64*~~	~~*P*~~		
~~*716.47*~~	~~*Adult Entertainment*~~	~~*§ 790.36*~~			
~~*716.48*~~	~~*Other Entertainment*~~	~~*§ 790.38*~~	~~*C*~~		
~~*716.49*~~	~~*Financial Service*~~	~~*§ 790.110*~~			
~~*716.50*~~	~~*Limited Financial Service*~~	~~*§ 790.112*~~	~~*P*~~		
~~*716.51*~~	~~*Medical Service*~~	~~*§ 790.114*~~	~~*P*~~	~~*C*~~	
~~*716.52*~~	~~*Personal Service*~~	~~*§ 790.116*~~	~~*P*~~	~~*C*~~	
~~*716.53*~~	~~*Business or Professional Service*~~	~~*§ 790.108*~~	~~*P*~~	~~*C*~~	
~~*716.54*~~	~~*Massage Establishment*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~	~~*C #*~~	~~*C #*~~	
~~*716.55*~~	~~*Tourist Hotel*~~	~~*§ 790.46*~~	~~*C*~~	~~*C*~~	
~~*716.56*~~	~~*Automobile Parking*~~	~~*§§ 156, 160, 790.8*~~	~~*C*~~	~~*C*~~	~~*C*~~

~~716.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~716.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~716.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~716.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~716.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~716.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~716.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~716.64~~	~~Mortuary~~	~~§ 790.62~~			
~~716.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~716.66~~	~~Storage~~	~~§ 790.117~~			
~~716.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~716.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~716.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~716.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~

~~716.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~716.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~716.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~716.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~716.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~716.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~716.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~716.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~716.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 600 sq. ft. lot area~~ ~~§ 207(c)~~		
~~716.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 210 sq. ft. lot area~~ ~~§ 208~~		
~~716.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		

716.93	*Usable Open Space [Per Residential Unit]*	*§§ 135, 136*	*Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d)*		
716.94	*Off-Street Parking, Residential*	*§§ 150, 153 - 157, 159 - 160, 204.5*	*Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)*		
716.95	*Community Residential Parking*	*§ 790.10*	*C*	*C*	*C*

SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

Article 7 Code Section	***Other Code Section***	***Zoning Controls***
§ 716.41	*§ 790.22*	*INNER CLEMENT STREET LIQUOR LICENSES FOR BARS* ***Boundaries:*** *Applicable to the Inner Clement Street Neighborhood Commercial District* ***Controls:*** *(a) In order to allow wine and/or beer bars to seek an ABC license type 42 so that wine and beer (but not hard spirits) may be served for drinking on the premises, a bar use, as defined in §790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:* *(1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and*

		~~*(2) The establishment maintains only an ABC license type 42. Other ABC license types, except those that are included within the definition of a Restaurant pursuant to § 790.91, are not permitted for those uses subject to this Section.*~~ ~~*(b) Subsequent to the granting of a conditional use authorization under this Section, the Planning Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.*~~
~~*§ 716.41*~~ ~~*§ 716.42*~~	~~*§ 790.22*~~ ~~*§ 790.91*~~	~~*INNER CLEMENT STREET EATING AND DRINKING USES*~~ ~~***Boundaries:** Applicable to the Inner Clement Street Neighborhood Commercial District.*~~ ~~***Controls:** One additional eating and drinking use may be permitted as a principal use in the Inner Clement Neighborhood Commercial District. Any additional eating and drinking uses may be approved with a conditional use authorization.*~~
~~*§ 716.44*~~	~~*§ 790.91*~~	~~*INNER CLEMENT STREET LIQUOR LICENSES FOR RESTAURANTS*~~ ~~***Boundaries:** Applicable to the Inner Clement Street Neighborhood Commercial District.*~~ ~~***Controls:** 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 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating*~~

		~~*Place for any length of time, the conditional use authorization shall be subject to immediate revocation.*~~
~~*§ 716.54*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~	~~*MASSAGE ESTABLISHMENT*~~ ~~***Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 716.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Clement 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).*~~

* * * *

~~***Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE***~~

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Outer Clement Street Controls***~~
~~***BUILDING STANDARDS***~~			

~~717.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271~~	~~40-X; additional 5 feet for parcels with active uses; see 263.20; Height Sculpting on alleys: § 261.1~~
~~717.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1~~
~~717.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at grade level and above § 134(a) (e)~~
~~717.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~717.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~717.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~717.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~717.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~717.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~1.8 to 1 § 124(a) (b)~~
~~717.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2~~
~~717.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)~~

~~717.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153-155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~		
~~717.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~		
~~717.25~~	~~Drive-Up Facility~~	~~§ 790.30~~			
~~717.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~		
~~717.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 11 p.m.;~~ ~~C 11 p.m. - 2 a.m.~~		
~~717.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~			
~~717.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~		
~~717.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~		
~~**No.**~~	~~**Zoning Category**~~	~~**§ References**~~	~~**Outer Clement Street Controls by Story**~~		
		~~§ 790.118~~	~~**1st**~~	~~**2nd**~~	~~**3rd+**~~
~~717.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~717.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					

~~717.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~		
~~717.41~~	~~Bar~~	~~§ 790.22~~	~~C #~~		
~~717.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~C #~~		
~~717.44~~	~~Restaurant~~	~~§ 790.91~~	~~C #~~		
~~717.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~717.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~717.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~717.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~717.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~		
~~717.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~717.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~		
~~717.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~		
~~717.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~		
~~717.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~			
~~717.55~~	~~Tourist Hotel~~	~~§ 790.46~~			
~~717.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	
~~717.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~717.58~~	~~Automotive Service Station~~	~~§ 790.17~~			

~~717.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~717.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~717.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~717.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~717.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~717.64~~	~~Mortuary~~	~~§ 790.62~~			
~~717.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~		
~~717.66~~	~~Storage~~	~~§ 790.117~~			
~~717.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~717.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~717.69 B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~717.69 C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~717.69 D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~717.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~717.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~717.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~

~~717.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~717.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~717.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~717.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~717.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 600 sq. ft. lot area § 207(c)~~		
~~717.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 210 sq. ft. lot area § 208~~		
~~717.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~717.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)~~		
~~717.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)~~		
~~717.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~***SPECIFIC PROVISIONS FOR THE OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT***~~

~~*Article 7 Code Section*~~	~~*Other Code Section*~~	~~*Zoning Controls*~~
~~*§ 717.41*~~ ~~*§ 717.43*~~ ~~*§ 717.44*~~	~~*§ 790.34*~~	~~*OUTER CLEMENT STREET EATING AND DRINKING USES*~~ ~~***Boundaries:** Applicable to the Outer Clement Street Neighborhood Commercial District.*~~ ~~***Controls:** an eating or drinking use may be approved with conditional use authorization.*~~
~~*§ 717.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Outer Clement 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).*~~

* * * *

~~***Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Upper Fillmore Street Controls*~~
~~***BUILDING STANDARDS***~~			

~~718.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271~~	~~40-X~~ ~~Height Sculpting on Alleys:~~ ~~§ 261.1~~
~~718.11~~	~~Lot Size~~ ~~[Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.;~~ ~~C 5,000 sq. ft. & above~~ ~~§ 121.1~~
~~718.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels~~ ~~§ 134(a) (e)~~
~~718.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~718.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~718.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~718.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~718.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~718.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1~~ ~~§ 124(a) (b)~~
~~718.21~~	~~Use Size~~ ~~[Non-Residential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.;~~ ~~C 2,500 sq. ft. & above~~ ~~§ 121.2~~

~~718.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~718.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~718.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~718.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~718.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~718.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.;~~ ~~C 2 a.m. - 6 a.m.~~
~~718.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~718.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~
~~718.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Upper Fillmore Street Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~718.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	

~~718.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~718.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~718.41~~	~~Bar~~	~~§ 790.22~~	~~C #~~		
~~718.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P #~~		
~~718.44~~	~~Restaurant~~	~~§ 790.91~~	~~C #~~		
~~718.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~718.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~718.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~718.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~718.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~		
~~718.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~718.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	
~~718.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~718.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	
~~718.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~718.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~718.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~

~~718.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~718.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~718.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~718.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~718.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~718.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~718.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~718.64~~	~~Mortuary~~	~~§ 790.62~~			
~~718.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~		
~~718.66~~	~~Storage~~	~~§ 790.117~~			
~~718.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~718.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~718.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~718.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~

~~718.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~718.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~718.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~718.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~718.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~718.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~718.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~718.85~~	~~Philanthropic Administrative Services~~	~~§ 790.107~~	~~P~~	~~P~~	~~P~~
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~718.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~718.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 600 sq. ft. lot area~~ ~~§ 207(c)~~		
~~718.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 210 sq. ft. lot area~~ ~~§ 208~~		

~~718.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~718.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)~~		
~~718.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)~~		
~~718.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR THE UPPER FILLMORE NEIGHBORHOOD COMMERCIAL DISTRICT~~

~~Article 7 Code Section~~	***~~Other Code Section~~***	***~~Zoning Controls~~***
~~§ 718.41~~	~~§ 790.22~~	***~~Boundaries:~~*** ~~Applicable for the Upper Fillmore NCD.~~ ***~~Controls:~~*** ~~A new bar will be allowed with a conditional use authorization from the Planning Commission only in conjunction with a Restaurant use.~~
~~§ 718.43~~ ~~§ 718.44~~	~~§ 790.90~~ ~~§ 790.91~~	~~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.~~
~~§ 718.43~~ ~~§ 718.44~~	~~§ 790.90~~ ~~§ 790.91~~	~~UPPER FILLMORE FORMULA RETAIL RESTAURANT AND LIMITED RESTAURANT USES~~

		~~**Boundaries:** Upper Fillmore NCD.~~ ~~**Controls:** Formula Retail Restaurant and Limited Restaurant Uses are NP.~~
~~§ 718.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~MASSAGE ESTABLISHMENT~~ ~~**Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).~~
~~§ 718.68~~	~~§ 249.35~~	~~FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).~~ ~~**Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Fillmore 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).~~

* * * *

~~**Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Haight Street Controls~~

~~***BUILDING STANDARDS***~~			
~~719.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271~~	~~40-X~~ ~~Height Sculpting on Alleys: § 261.1~~
~~719.11~~	~~Lot Size~~ ~~[Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.;~~ ~~C 5,000 sq. ft. & above~~ ~~§ 121.1~~
~~719.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at grade level and above~~ ~~§ 134(a) (e)~~
~~719.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~719.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~719.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~719.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~719.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~***COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES***~~			
~~719.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~1.8 to 1~~ ~~§ 124(a) (b)~~
~~719.21~~	~~Use Size~~ ~~[Non-Residential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.;~~ ~~C 2,500 sq. ft. &~~

			~~above~~ ~~§ 121.2~~
~~719.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~719.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~719.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~719.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~719.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~719.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.;~~ ~~C 2 a.m. - 6 a.m.~~

~~719.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~719.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(f)2~~
~~719.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(c) (d) (g)~~

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Haight Street Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~719.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~719.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~Retail Sales and Services~~					
~~719.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P #~~	~~C #~~	~~#~~
~~719.41~~	~~Bar~~	~~§ 790.22~~	~~#~~		
~~719.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~	~~P~~	~~P~~
~~719.44~~	~~Restaurant~~	~~§ 790.91~~	~~#~~	~~#~~	~~#~~
~~719.45~~	~~Liquor Store~~	~~§ 790.55~~			
~~719.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~719.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~719.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C #~~	~~#~~	
~~719.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~		

~~719.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~719.51~~	~~Medical Service~~	~~§ 790.114~~		~~C~~	
~~719.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~C~~	
~~719.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~C~~	
~~719.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~719.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	
~~719.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~719.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~719.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~719.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~719.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~719.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~719.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~719.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~719.64~~	~~Mortuary~~	~~§ 790.62~~			
~~719.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~		
~~719.66~~	~~Storage~~	~~§ 790.117~~			

~~719.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~#~~	~~#~~	~~#~~
~~719.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C #~~	~~C #~~	~~C #~~
~~719.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~P~~	~~P~~	
~~719.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~719.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~719.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~719.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~719.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~719.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~719.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~719.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~719.90~~	~~Residential Use~~	~~**§ 790.88**~~	~~P~~	~~P~~	~~P~~

~~719.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 600 sq. ft. lot area~~ ~~§ 207(c)~~		
~~719.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 210 sq. ft. lot area~~ ~~§ 208~~		
~~719.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~719.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common~~ ~~§ 135(d)~~		
~~719.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~719.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT~~

~~Article 7 Code Section~~	***~~Other Code Section~~***	***~~Zoning Controls~~***
~~§ 719.40~~ ~~§ 719.41~~ ~~§ 719.44~~	~~§ 781.9~~	***~~Boundaries:~~*** ~~The entire Haight Street Neighborhood Commercial District.~~ ***~~Controls:~~*** ~~Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.~~

~~§ 719.42~~	~~§ 781.9~~ ~~§ 790.22~~	~~*HAIGHT STREET LIQUOR LICENSES FOR RESTAURANTS*~~ ~~***Boundaries:** Applicable to the Height Street Neighborhood Commercial District and Height Street Alcohol Restricted Use Subdistrict.*~~ ~~***Controls:** A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the around level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.*~~
~~§ 719.44~~	~~§ 790.22~~ ~~§ 790.91~~	~~*HAIGHT STREET RESTAURANTS*~~ ~~***Boundaries:** Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdivision.*~~ ~~***Controls:** A Restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of 3 Restaurants in accordance with this Section. Should a Restaurant permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new Restaurant in accordance with the terms of this Section.*~~
~~§ 719.48~~	~~§ 790.4~~ ~~§ 790.38~~	~~*Within the Haight Street Neighborhood Commercial District, that portion of an Other Entertainment use comprised of mechanical amusement game devices will be considered an Amusement Game Arcade Use, for the purposes of the Planning Code.*~~

~~§ 719.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~*MASSAGE ESTABLISHMENT*~~ ~~**Controls:** *Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~§ 719.68~~	~~§ 249.35~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~**Boundaries:** *The FFSRUD includes, but is not limited to, the Haight Street Neighborhood Commercial District.*~~ ~~**Controls:** *Fringe financial services are NP pursuant to Section 249.35.*~~
~~§ 719.69~~	~~§ 186.1 § 790.123~~	~~*Tobacco Paraphernalia Establishments – the special definition of "Tobacco Paraphernalia Establishments" applicable to the Haight Street Neighborhood Commercial District shall be repealed three years after its initial effective date, unless the Board of Supervisors, on or before that date, extends or re-enacts it.*~~ ~~*In the Haight Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.*~~

* * * *

~~*Table 720. HAYES-GOUGH*~~ **NEIGHBORHOOD COMMERCIAL** ~~*TRANSIT DISTRICT ZONING CONTROL TABLE*~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Hayes-Gough Transit Controls*~~
~~*BUILDING STANDARDS*~~			
~~*720.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.18, 270, 271*~~	~~*Varies*~~ ~~*See Zoning Map*~~ ~~*Height Sculpting on Alleys; § 261.1*~~ ~~*Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18*~~
~~*720.11*~~	~~*Lot Size*~~ ~~*[Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 9,999 sq. ft.;*~~ ~~*C 10,000 sq. ft. & above*~~ ~~*§ 121.1*~~
~~*720.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required at residential levels only*~~ ~~*§ 134(a), (e)*~~
~~*720.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*720.13a*~~	~~*Street Frontage, Above-Grade Parking Setback and Active Uses*~~	~~*§ 145.1*~~	~~*Minimum 25 feet on ground floor, 15 feet on floors above*~~
~~*720.13b*~~	~~*Street Frontage, Required Ground Floor Commercial*~~	~~*§ 145.4*~~	~~*Hayes Street; portions of Octavia Street*~~

~~720.13c~~	~~Street Frontage, Parking and Loading Access Restrictions~~	~~§ 155(r)~~	~~NP: portions of Hayes Street and Octavia Street~~
~~720.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~720.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~720.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~720.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~720.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.0 to 1~~ ~~§ 124(a) (b)~~
~~720.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,999 sq. ft.;~~ ~~C 3,000 sq. ft. & above~~ ~~§ 121.2~~
~~720.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 166, 204.5~~	~~None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.~~

			~~*For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above.*~~ ~~*§§ 151.1, 166, 145.1*~~
~~*720.23*~~	~~*Off-Street Freight Loading*~~	~~*§§ 150, 153 - 155, 204.5*~~	~~*Generally, none required if gross floor is less than 10,000 sq. ft.*~~ ~~*§§ 152, 161(b)*~~
~~*720.24*~~	~~*Outdoor Activity Area*~~	~~*§ 790.70*~~	~~*P if located in front;*~~ ~~*C if located elsewhere*~~ ~~*§ 145.2*~~
~~*720.25*~~	~~*Drive-Up Facility*~~	~~*§ 790.30*~~	~~*NP*~~
~~*720.26*~~	~~*Walk-Up Facility*~~	~~*§ 790.140*~~	~~*P*~~
~~*720.27*~~	~~*Hours of Operation*~~	~~*§ 790.48*~~	~~*P 6 a.m. - 2 a.m.*~~ ~~*C 2 a.m. - 6 a.m.*~~
~~*720.30*~~	~~*General Advertising Sign*~~	~~*§§ 262, 602 - 604, 608, 609*~~	
~~*720.31*~~	~~*Business Sign*~~	~~*§§ 262, 602 - 604, 608, 609*~~	~~*P*~~ ~~*§ 607.1(f)2*~~
~~*720.32*~~	~~*Other Signs*~~	~~*§§ 262, 602 - 604, 608, 609*~~	~~*P #*~~ ~~*§ 607.1(c) (d) (g)*~~

-

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Hayes-Gough Transit Controls by Story***~~		
		~~*§ 790.118*~~	~~*1st*~~	~~*2nd*~~	~~*3rd+*~~

~~720.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	
~~720.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~720.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~**Retail Sales and Services**~~					
~~720.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~720.41~~	~~Bar~~	~~§ 790.22~~	~~P~~		
~~720.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~720.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~		
~~720.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~720.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~720.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~720.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~720.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	
~~720.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~720.51~~	~~Medical Service~~	~~§ 790.114~~	~~C~~	~~P~~	~~C~~
~~720.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~C~~
~~720.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~C~~	~~P~~	~~C~~
~~720.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		

~~720.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~720.56~~	~~Automobile Parking~~	~~§§ 156, 158.1, 160, 166, 790.8~~	~~C~~	~~C~~	~~C~~
~~720.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~720.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~720.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~720.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~720.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~720.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~720.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~720.64~~	~~Mortuary~~	~~§ 790.62~~			
~~720.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~720.66~~	~~Storage~~	~~§ 790.117~~			
~~720.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~		
~~720.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~720.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~720.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~720.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~***Institutions and Non-Retail Sales and Services***~~					
~~720.70~~	~~Administrative Service~~	~~§ 790.106~~			

~~720.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~720.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~720.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~720.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~720.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~720.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for front-ages listed in 145.1 (d)~~	~~P~~	~~P~~
~~720.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No residential 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.~~ ~~§§ 207(c), 207.6~~
~~720.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No group housing 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.~~ ~~§ 208~~
~~720.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~
~~720.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 60 sq. ft. if private, or 80 sq. ft. if common~~ ~~§ 135(d)~~
~~720.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~None required. P up to 0.5; C up to 0.75. Not permitted above .75 cares for each dwelling unit.~~ ~~§§ 151.1, 166, 167, 145.1~~

720.95	Community Residential Parking	§ 145.1, 151.1(f), 155(r), 166, 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT

Article 7 Code Section	Other Code Section	Zoning Controls
§ 720.54	§ 790.60, §§ 29.1-29.32 Health Code	MASSAGE ESTABLISHMENT **Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(e). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).
§ 720.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(e)(3).

* * * *

Table 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

No.	Zoning Category	§ References	Upper Market Street Controls

~~***BUILDING STANDARDS***~~			
~~*721.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 263.20, 270, 271*~~	~~*Varies. See Zoning Map. Height Sculpting on Alleys: § 261.1*~~
~~*721.11*~~	~~*Lot Size [Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1*~~
~~*721.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required from grade level and above § 134(a), (e)*~~
~~*721.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*721.13a*~~	~~*Street Frontage, Above-Grade Parking Setback and Active Uses*~~	~~*§ 145.1*~~	~~*Minimum 25 feet on ground floor, 15 feet on floors above*~~
~~*721.13b*~~	~~*Street Frontage, Required Ground Floor Commercial*~~	~~*§ 145.4*~~	~~*Market Street*~~
~~*721.13c*~~	~~*Street Frontage, Parking and Loading access restrictions*~~	~~*§ 155(r)*~~	~~*NP: Market Street*~~
~~*721.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*721.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~

~~721.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~721.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~721.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.0 to 1 § 124(a) (b)~~
~~721.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2~~
~~721.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1~~
~~721.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)~~

~~721.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~721.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~721.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~721.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.~~ ~~C 2 a.m. - 6 a.m.~~
~~721.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~721.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~
~~721.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c)(d)(g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Upper Market Street Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~721.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	
~~721.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~721.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~721.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					

~~721.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~721.41~~	~~Bar~~	~~§ 790.22~~	~~C~~		
~~721.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~721.44~~	~~Restaurant~~	~~§ 790.91~~	~~C~~		
~~721.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~721.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~721.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~721.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~721.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	
~~721.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~721.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	~~C~~
~~721.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~C~~
~~721.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	~~C~~
~~721.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~	~~C #~~	
~~721.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~721.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~721.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~721.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~721.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		

~~721.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~721.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~721.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~721.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~721.64~~	~~Mortuary~~	~~§ 790.62~~			
~~721.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~721.66~~	~~Storage~~	~~§ 790.117~~			
~~721.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~721.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~721.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~721.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~721.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~***Institutions and Non-Retail Sales and Services***~~					
~~721.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~721.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~721.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~721.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~721.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~721.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~721.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages~~	~~P~~	~~P~~

			~~listed in~~ ~~145.4~~		
~~721.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 400 sq. ft. lot area #~~ ~~§ 207(c)~~		
~~721.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 140 sq. ft. lot area~~ ~~§ 208~~		
~~721.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~721.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 60 sq. ft. if private, or 80 sq. ft. if common~~ ~~§ 135(d)~~		
~~721.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~None required.~~ ~~P up to 0.5;~~ ~~C up to .75. Not permitted above .75 cars for each dwelling unit.~~ ~~§ 151.1~~		
~~721.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

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

~~Article 7 Code Section~~	***~~Other Code Section~~***	***~~Zoning Controls~~***

~~§ 721.31 § 721.32~~	~~§ 608.10~~	~~UPPER MARKET STREET SPECIAL SIGN DISTRICT~~ ~~**Boundaries:** Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD.~~ ~~**Controls:** Special restrictions and limitations for signs.~~
~~§ 721.44~~	~~§ 790.91~~	~~UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS~~ ~~**Boundaries:** Applicable to the Upper Market Street Neighborhood Commercial District.~~ ~~**Controls:** A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the around level if, in addition to the criteria set forth in Section 303 the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.~~
~~§ 721.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~MASSAGE ESTABLISHMENT~~ ~~**Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).~~
~~§ 721.68~~	~~§ 249.35~~	~~FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).~~ ~~**Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market 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).~~
~~§ 721.91~~	~~§ 207(c)(4)~~	~~ACCESSORY DWELLING UNITS~~ ~~**Boundaries:** Board of Supervisors District 8 extant on July 1, 2015.~~ ~~**Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.~~

* * * *

~~**Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**~~

~~**ZONING CONTROL TABLE**~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~North Beach Controls~~
~~**BUILDING STANDARDS**~~			
~~722.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271~~	~~P up to 40 ft.~~ ~~Height Sculpting on Alleys: § 261.1~~
~~722.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.;~~ ~~C 5,000 sq. ft. & above~~ ~~§ 121.1~~
~~722.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels~~ ~~§ 134(a) (e)~~

~~722.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~722.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~722.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~722.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~722.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~722.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~1.8 to 1~~ ~~§ 124(a) (b)~~
~~722.21~~	~~Use Size [Nonresidential]~~	~~§ 790.130~~	~~P up to 1,999 sq. ft.;~~ ~~C # 2,000 sq. ft. to 3,999 sq. ft.~~ ~~NP 4,000 sq. ft. and above~~ ~~§ 121.2~~
~~722.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 151.1, 153 - 157, 159 - 160, 204.5~~	~~None required. Limits set forth in § 151.1.~~
~~722.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~722.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~722.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~722.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~NP~~

~~722.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.~~ ~~C 2 a.m. - 6 a.m.~~
~~722.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~722.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~
~~722.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~North Beach Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~722.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~722.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~Retail Sales and Services~~					
~~722.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~722.41~~	~~Bar~~	~~§§ 780.3, 790.22~~	~~C #~~		
~~722.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~C #~~		
~~722.44~~	~~Restaurant~~	~~§§ 780.3, 790.91~~	~~C #~~		
~~722.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~722.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~722.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~722.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		

~~722.49~~	~~Financial Service~~	~~§ 790.110~~	~~C/NP #~~		
~~722.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~C/NP #~~		
~~722.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	
~~722.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~722.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~C/NP #~~	~~P~~	
~~722.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~722.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~722.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~722.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~722.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~722.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~722.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~722.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~722.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~722.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~722.64~~	~~Mortuary~~	~~§ 790.62~~			
~~722.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P #~~	~~C #~~	
~~722.66~~	~~Storage~~	~~§ 790.117~~			

~~722.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~722.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~722.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~722.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~722.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~722.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~722.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~722.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~722.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~722.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~722.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~722.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~

~~722.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 400 sq. ft. lot area #~~ ~~§ 207(c)~~		
~~722.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per140 sq. ft. lot area~~ ~~§ 208~~		
~~722.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~722.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 60 sq. ft if private, or 80 sq. ft. if common~~ ~~§ 135(d)~~		
~~722.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 151.1, 153 - 157, 159 - 160, 204.5~~	~~None required. P up to 0.5 parking spaces for each dwelling unit; C up to .75 parking spaces for each dwelling unit.~~ ~~§§ 145.1, 151.1, 166, 167~~ ~~# if installing a garage in an existing residential building~~		
~~722.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT~~

~~Article 7 Code Section~~	~~Other Code Section~~	~~Zoning Controls~~
~~§ 722.26~~	~~§ 790.140~~	~~NORTH BEACH WALK-UP FACILITIES~~ ~~**Boundaries:** North Beach NCD~~ ~~**Controls:** Walk-up automated bank teller machines (ATMs) are not permitted.~~
~~§ 722.43~~ ~~§ 722.44~~	~~§ 780.3~~	~~NORTH BEACH SPECIAL USE DISTRICT~~ ~~**Boundaries:** North Beach NCD.~~ ~~**Controls:** Restaurants and Limited Restaurants as defined in Sections 790.90 and 790.91 of this Code and Bars as defined in Section 790.22 may be permitted as a conditional use on the first story if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant, Limited Restaurant, or Bar does not occupy:~~ ~~(1) a space that is currently or was last occupied by a Basic Neighborhood Sale or Service, as defined in Section 780.3(b), or by a permitted principal use under Section 722 (North Beach Controls); or~~ ~~(2) a vacant space last occupied by a nonconforming use or a permitted conditional use under Section 722 (North Beach Controls) that has been discontinued or abandoned pursuant to Section 186.1(d) or Section 178(d) of this Code.~~
~~§ 722.44~~	~~§ 790.91~~	~~NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS~~ ~~**Boundaries:** North Beach NCD.~~ ~~**Controls:** 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 303, the Planning Commission finds that the~~

		~~*restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.*~~
~~*§ 722.49*~~ ~~*§ 722.50*~~ ~~*§ 722.53*~~	~~*§ 781.6*~~	~~*NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT*~~ ~~***Boundaries:** Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01.*~~ ~~***Controls:** Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story.*~~
~~*§ 722.54*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~	~~*MASSAGE ESTABLISHMENT*~~ ~~***Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 722.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the North Beach 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).*~~
~~*§ 722.91*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Within the boundaries of the North Beach NCD.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*~~
~~*§ 722.94*~~	~~*§§ 150, 153-157, 159-160, 204.5*~~	~~*NORTH BEACH OFF-STREET PARKING, RESIDENTIAL*~~ ~~***Boundaries:** North Beach NCD*~~ ~~***Controls:***~~ ~~*A. Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:*~~ ~~*(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;*~~ ~~*(2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;*~~ ~~*(3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)-(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten*~~

		~~years,~~ ~~(4) the garage would not front on a public right-of-way narrower than 41 feet, and~~ ~~(5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.~~ ~~B. Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (4) and (5) above.~~

* * * *

~~Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE~~

~~No.~~	***~~Zoning Category~~***	***~~§ References~~***	***~~Polk Street Controls~~***
~~BUILDING STANDARDS~~			
~~723.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 270, 271~~	~~65-A, 80-A, 130-E~~ ~~See Zoning Map~~
~~723.11~~	~~Lot Size~~ ~~[Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.~~ ~~C 10,000 sq. ft. & above~~ ~~§ 121.1~~

~~723.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at residential levels only~~ ~~§ 134(a) (e)~~
~~723.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~723.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~723.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~723.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~723.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~723.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1~~ ~~§ 124(a) (b)~~
~~723.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.;~~ ~~C 2,500 sq. ft. & above~~ ~~§ 121.2~~
~~723.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~723.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~

~~723.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~723.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~723.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~723.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.~~ ~~C 2 a.m. - 6 a.m.~~
~~723.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~723.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~
~~723.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Polk Street Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~723.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	
~~723.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~Retail Sales and Services~~					
~~723.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~723.41~~	~~Bar~~	~~§ 790.22~~	~~C~~		
~~723.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		

~~723.44~~	~~Restaurant~~	~~§ 790.91~~	~~C #~~		
~~723.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~723.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~723.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~723.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~723.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	
~~723.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~723.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	
~~723.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~723.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	
~~723.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~723.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~723.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~723.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~723.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~723.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~723.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~723.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			

~~723.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~723.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~723.64~~	~~Mortuary~~	~~§ 790.62~~			
~~723.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~723.66~~	~~Storage~~	~~§ 790.117~~			
~~723.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~#~~	~~#~~	~~#~~
~~723.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~NP #~~	~~NP #~~	~~NP #~~
~~723.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~723.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~723.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~***Institutions and Non-Retail Sales and Services***~~					
~~723.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~723.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~723.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~723.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~723.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~

~~723.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~723.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~723.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 400 sq. ft. lot area #~~ ~~§ 207(c)~~		
~~723.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 140 sq. ft. lot area~~ ~~§ 208~~		
~~723.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~723.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either~~ ~~60 sq. ft. if private, or~~ ~~80 sq. ft. if common~~ ~~§ 135(d)~~		
~~723.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~723.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT~~

~~*Article 7 Code Section*~~	~~*Other Code Section*~~	~~*Zoning Controls*~~
~~*§ 723.44*~~	~~*§ 790.91*~~	~~*POLK STREET LIQUOR LICENSES FOR RESTAURANTS*~~ ~~***Boundaries:** Applicable to the Polk Street NCD.*~~ ~~***Controls:** 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 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a bona fide eating place for any length of time, the conditional use authorization shall be subject to immediate revocation.*~~
~~*§ 723.54*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~	~~*MASSAGE ESTABLISHMENT*~~ ~~***Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 723.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its ¼ 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 District.*~~

		~~**Controls:** *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 Subsection 249.35(c)(3).*~~
~~*§ 723.69*~~	~~*§ 186.1*~~ ~~*§ 788*~~ ~~*§ 790.123*~~	~~*Tobacco Paraphernalia Establishments – Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District and within one-quarter mile of the boundaries of that Neighborhood Commercial District. The special definition of "Tobacco Paraphernalia Establishments" applicable to the Polk Street Neighborhood Commercial District shall be repealed six years after its initial effective date, unless the Board of Supervisors, on or before that 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.*~~
~~*§ 723.91*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Within the boundaries of the Polk Street NCD.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*~~

* * * *

~~*Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE*~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Sacramento Street Controls*~~
~~***BUILDING STANDARDS***~~			
~~*724.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271*~~	~~*40-X*~~ ~~*Height Sculpting on Alleys: § 261.1*~~
~~*724.11*~~	~~*Lot Size [Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 4,999 sq. ft.*~~ ~~*C 5,000 sq. ft. & above*~~ ~~*§ 121.1*~~
~~*724.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required at grade level and above*~~ ~~*§ 134(a) (e)*~~
~~*724.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*724.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*724.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~
~~*724.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*P*~~
~~*724.17*~~	~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required*~~
~~***COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES***~~			
~~*724.20*~~	~~*Floor Area Ratio*~~	~~*§§ 102.9, 102.11, 123*~~	~~*1.8 to 1*~~ ~~*§ 124(a) (b)*~~

~~724.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.;~~ ~~C 2,500 sq. ft. & above~~ ~~§ 121.2~~
~~724.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~724.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~724.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P~~
~~724.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~724.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~724.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 12 a.m.;~~ ~~C 12 a.m. - 6 a.m.~~
~~724.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~724.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~
~~724.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Sacramento Street Controls by Story~~

		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~724.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~724.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~724.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~C~~	
~~724.41~~	~~Bar~~	~~§ 790.22~~			
~~724.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~724.44~~	~~Restaurant~~	~~§ 790.91~~	~~C~~		
~~724.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~		
~~724.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~724.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~724.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~724.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~		
~~724.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~724.51~~	~~Medical Service~~	~~§ 790.114~~	~~#~~		
~~724.52~~	~~Personal Service~~	~~§ 790.116~~	~~C~~		
~~724.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~C~~		
~~724.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~			

~~724.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	
~~724.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~724.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~724.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~724.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~724.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~724.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~724.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~724.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~724.64~~	~~Mortuary~~	~~§ 790.62~~			
~~724.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~724.66~~	~~Storage~~	~~§ 790.117~~			
~~724.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~724.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~724.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~724.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~724.69D~~	~~Large Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~724.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~724.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			

~~724.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~724.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~724.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~724.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~724.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~724.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 800 sq. ft. lot area~~ ~~§ 207(c)~~		
~~724.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area~~ ~~§ 208~~		
~~724.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~724.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~		
~~724.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~724.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~***SPECIFIC PROVISIONS FOR THE SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT***~~

~~***Article 7 Code Section***~~	~~***Other Code Section***~~	~~***Zoning Controls***~~
~~*§ 724.38*~~	~~*§ 790.84*~~	~~***Boundaries:*** *Sacramento Street Neighborhood Commercial District*~~ ~~***Controls:*** *A residential use may be converted to an Other Institution, Large, Educational Service use as defined by Section 790.50 as a conditional use, if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:*~~ ~~*1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and*~~ ~~*2) No legally residing residential tenant will be displaced.*~~
~~*§ 724.51*~~	~~*§§ 145.1, 145.1(2)(A)1, 790.88, 790.108, 790.114*~~	~~***Boundaries:*** *Sacramento Street Neighborhood Commercial District*~~ ~~***Controls:*** *A business or professional service use may be converted to a medical service use on the first story or below if no residential use or active street frontage is lost.*~~
~~*§ 724.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:*** *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).*~~

* * * *

~~***Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Union Street Controls*~~
~~***BUILDING STANDARDS***~~			
~~*725.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271*~~	~~*40-X*~~ ~~*Height Sculpting on Alleys:*~~ ~~*§ 261.1*~~
~~*725.11*~~	~~*Lot Size*~~ ~~*[Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 4,999 sq. ft.*~~ ~~*C 5,000 sq. ft. & above*~~ ~~*§ 121.1*~~
~~*725.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required at the second story and above and at all residential levels*~~ ~~*§ 134(a) (e)*~~
~~*725.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*725.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*725.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~
~~*725.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*P*~~
~~*725.17*~~	~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required*~~

~~*COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES*~~			
~~*725.20*~~	~~*Floor Area Ratio*~~	~~*§§ 102.9, 102.11, 123*~~	~~*3.0 to 1*~~ ~~*§ 124(a) (b)*~~
~~*725.21*~~	~~*Use Size [Non-Residential]*~~	~~*§ 790.130*~~	~~*P up to 2,499 sq. ft.;*~~ ~~*C 2,500 sq. ft. & above*~~ ~~*§ 121.2*~~
~~*725.22*~~	~~*Off-Street Parking, Commercial/Institutional*~~	~~*§§ 150, 153 - 157, 159 - 160, 204.5*~~	~~*Generally, none required if occupied floor area is less than 5,000 sq. ft.*~~ ~~*§§ 151, 161(g)*~~
~~*725.23*~~	~~*Off-Street Freight Loading*~~	~~*§§ 150, 153 - 155, 204.5*~~	~~*Generally, none required if gross floor area is less than 10,000 sq. ft.*~~ ~~*§§ 152, 161(b)*~~
~~*725.24*~~	~~*Outdoor Activity Area*~~	~~*§ 790.70*~~	~~*P if located in front;*~~ ~~*C if located elsewhere*~~ ~~*§ 145.2*~~
~~*725.25*~~	~~*Drive-Up Facility*~~	~~*§ 790.30*~~	
~~*725.26*~~	~~*Walk-Up Facility*~~	~~*§ 790.140*~~	~~*P*~~
~~*725.27*~~	~~*Hours of Operation*~~	~~*§ 790.48*~~	~~*P 6 a.m. - 2 a.m.*~~ ~~*C 2 a.m. - 6 a.m.*~~
~~*725.30*~~	~~*General Advertising Sign*~~	~~*§§ 262, 602 - 604, 608, 609*~~	

~~725.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~		
~~725.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~		
~~**No.**~~	~~**Zoning Category**~~	~~**§ References**~~	~~**Union Street Controls by Story**~~		
		~~§ 790.118~~	~~**1st**~~	~~**2nd**~~	~~**3rd+**~~
~~725.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~725.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~725.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~725.41~~	~~Bar~~	~~§ 790.22~~			
~~725.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~C #~~		
~~725.44~~	~~Restaurant~~	~~§ 790.91~~	~~C #~~		
~~725.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~725.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~725.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~725.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~725.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	

~~725.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~725.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	~~C~~
~~725.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~C~~
~~725.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	~~C~~
~~725.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~			
~~725.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~725.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~725.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~725.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~725.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~725.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~725.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~725.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~725.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~725.64~~	~~Mortuary~~	~~§ 790.62~~			
~~725.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	

~~725.66~~	~~Storage~~	~~§ 790.117~~			
~~725.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			
~~725.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~725.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~725.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~725.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~725.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~725.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~725.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~725.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~725.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~725.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~725.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~

~~725.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 600 sq. ft. lot area~~ ~~§ 207(c)~~		
~~725.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 210 sq. ft. lot area~~ ~~§ 208~~		
~~725.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~725.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft if private, or 100 sq. ft. if common~~ ~~§ 135(d)~~		
~~725.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~725.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~**SPECIFIC PROVISIONS FOR THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT**~~		
~~**Article 7 Code Section**~~	~~**Other Code Section**~~	~~**Zoning Controls**~~

~~§ 725.44~~	~~§ 790.91~~	~~*UNION STREET RESTAURANTS*~~ ~~***Boundaries:** Applicable to the Union Street Neighborhood Commercial District.*~~ ~~*Applicability: The following controls apply to new uses as well to significant alterations, modifications, and intensifications of existing uses pursuant to § 178(c) of the Planning Code.*~~ ~~***Controls:** The Planning Commission may approve a restaurant if, in addition to meeting the criteria set forth in Section 303, (1) the use is located on the ground floor, and (2) the Planning Commission finds that an additional restaurant would not result in a net total of more than 44 Restaurants in the Union Street Neighborhood Commercial District. The Planning Department shall apply Article 7 zoning controls for Union Street Restaurants to conditional use authorizations required by Planning Code § 178, including but not limited to significant alterations, modifications, and intensifications of use. No new alcoholic beverage license type 47 or 49 shall be permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant located within the Union Street NCD to another Restaurant, new or existing, located within the Union Street NCD is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section 303.*~~
~~§ 725.68~~	~~§ 249.35~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union 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).*~~

* * * *

~~***Table 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Valencia Street Transit Controls*~~
~~***BUILDING STANDARDS***~~			
~~*726.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.18, 270, 271*~~	~~*40-X, 50-X. See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X*~~ ~~*Height Sculpting on Alleys: § 261.1*~~
~~*726.11*~~	~~*Lot Size [Per Development]*~~	~~*§§ 121.1, 790.56,*~~	~~*P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1*~~
~~*726.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required at the second story and above and at all residential levels § 134(a)(e)*~~
~~*726.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*726.13a*~~	~~*Street Frontage, Above-Grade Parking Setback and Active Uses*~~	~~*§ 145.1*~~	~~*Minimum 25 feet on ground floor, 15 feet on floors above*~~
~~*726.13b*~~	~~*Street Frontage, Required Ground Floor Commercial*~~	~~*§ 145.4*~~	~~*Portions of Valencia Street, 16th Street, and 22nd Street*~~

~~726.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~Requirements apply.~~
~~726.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~726.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~726.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~726.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~726.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1 § 124(a)(b)~~
~~726.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2~~
~~726.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 151.1, 153 - 157, 159 - 160, 166, 204.5~~	~~None required. Limits set forth in Section 151.1~~
~~726.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)~~
~~726.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front; C if located elsewhere § 145.2~~
~~726.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~726.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~

~~726.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.~~ ~~C 2 a.m. - 6 a.m.~~
~~726.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~726.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~
~~726.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Valencia Street Transit Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~726.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~		
~~726.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~726.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~726.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~Retail Sales and Services~~					
~~726.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~C~~	
~~726.41~~	~~Bar~~	~~§ 790.22~~	~~C~~		

~~726.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~726.44~~	~~Restaurant~~	~~§ 790.91~~	~~P #~~		
~~726.45~~	~~Liquor Store~~	~~§ 790.55~~			
~~726.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~726.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~726.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~726.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~		
~~726.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~726.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~C~~	
~~726.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~C~~	~~C~~
~~726.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~C~~	
~~726.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~	~~C #~~	
~~726.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	
~~726.56~~	~~Automobile Parking~~	~~§§ 156, 158.1, 160, 166, 790.8~~	~~C~~	~~C~~	~~C~~
~~726.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~726.58~~	~~Automotive Service Station~~	~~§ 790.17~~			

~~726.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~726.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~726.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~726.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~726.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~726.64~~	~~Mortuary~~	~~§ 790.62~~	~~C~~	~~C~~	
~~726.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~726.66~~	~~Storage~~	~~§ 790.117~~			
~~726.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	#	#	#
~~726.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~726.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~726.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~726.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~726.70~~	~~Administrative Service~~	~~§ 790.106~~			

~~726.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~726.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~726.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~726.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~726.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~726.90~~		~~§§ 145.4, 790.88~~	~~P, except NP for frontages listed in 145.4~~	~~P~~	~~P~~
~~726.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No density limit # § 207(c)~~		
~~726.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No density limit~~		
~~726.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~726.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)~~		
~~726.94~~	~~Off-Street Parking, Residential~~	~~§§ 145.1, 150, 151.1, 153 - 157, 159 - 160, 166, 167, 204.5~~	~~None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking~~		

			spaces per unit.		
			§§ 151.1, 166, 167, 145.1		
726.95	*Community Residential Parking*	*§§ 145.1, 151.1(f), 155(r), 166, 790.10*	*C*	*C*	*C*

SPECIFIC PROVISIONS FOR THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

Article 7 Code Section	***Other Code Section***	***Zoning Controls***
§ 726.54	*§ 790.60, §§ 29.1-29.32 Health Code*	*MASSAGE ESTABLISHMENT* ***Controls:*** *Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*
§ 726.68	*§ 249.35*	*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 Commercial Transit District.* ***Controls:*** *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 Subsection 249.35(c)(3).*

§ 726.91	*§ 207(c)(4)*	*ACCESSORY DWELLING UNITS* ***Boundaries:*** *Board of Supervisors District 8 extant on July 1, 2015.* ***Controls:*** *An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*
[See Note 1 below.]		*GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS RESTRICTED* ***Boundaries:*** *Valencia Street from 15th Street to 24th Street.* ***Controls:*** *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 (Section 790.91) requires a Conditional Use authorization.*

* * * *

Table 727. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

No.	***Zoning Category***	***§ References***	***24th Street – Mission Transit Controls***
		BUILDING STANDARDS	
727.10	*Height and Bulk Limit*	*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271*	*40-X, 50-X, 105-E See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in*

			~~40-X and 50-X.~~ ~~Height Sculpting on Alleys: § 261.1~~
~~727.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.;~~ ~~C 5,000 sq. ft. & above~~ ~~§ 121.1~~
~~727.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels~~ ~~§ 134(a)(e)~~
~~727.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~727.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~727.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Requirements apply.~~
~~727.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~Requirements apply.~~
~~727.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~727.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~727.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~

~~727.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~727.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1 § 124(a)(b)~~
~~727.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2~~
~~727.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 151.1, 153 - 157, 159 - 160, 166, 204.5~~	~~None required. Limits set forth in Section 151.1~~
~~727.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)~~
~~727.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front; C if located elsewhere § 145.2~~
~~727.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~727.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~727.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m.~~

~~727.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~727.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~
~~727.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c)(d)(g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~24th Street - Mission Transit Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~727.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~		
~~727.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~727.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~727.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
	~~**Retail Sales and Services**~~				
~~727.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~		
~~727.41~~	~~Bar~~	~~§ 790.22~~			
~~727.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~727.44~~	~~Restaurant~~	~~§ 790.91~~	~~C~~		

~~727.45~~	~~Liquor Store~~	~~§ 790.55~~			
~~727.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~727.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~727.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~727.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~		
~~727.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~727.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~C~~	
~~727.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~C~~	
~~727.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~C~~	
~~727.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~727.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	
~~727.56~~	~~Automobile Parking~~	~~§§ 156, 158.1, 160, 166, 790.8~~	~~C~~	~~C~~	~~C~~
~~727.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~727.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~727.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~727.60~~	~~Automotive Wash~~	~~§ 790.18~~			

~~727.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~727.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~727.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~727.64~~	~~Mortuary~~	~~§ 790.62~~			
~~727.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~		
~~727.66~~	~~Storage~~	~~§ 790.117~~			
~~727.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	#	#	#
~~727.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~727.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~727.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~727.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~727.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~727.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~727.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~

~~727.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~727.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~727.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~727.90~~	~~Residential Use~~	~~§§ 145.4, 790.88~~	~~P, except NP for front-ages listed in § 145.4~~	~~P~~	~~P~~
~~727.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No density limit § 207(c)~~		
~~727.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No density limit~~		
~~727.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~727.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)~~		
~~727.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit~~		

			~~§§ 151, 161(a) (g), 166, 167, 145.1~~		
~~727.95~~	~~Community Residential Parking~~	~~§§ 145.1, 151.1(f), 155(r), 166, 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR THE 24TH STREET-MISSION DISTRICT~~		
~~Article 7 Code Section~~	~~Other Code Section~~	~~Zoning Controls~~
~~§ 727.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~MASSAGE ESTABLISHMENT~~ ~~**Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).~~
~~§ 727.68~~	~~§ 249.35~~	~~FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)~~ ~~**Boundaries:** The FFSRUD and its ¼ mile buffer includes, but is not limited to, the 24th Street-Mission Neighborhood Commercial Transit District.~~ ~~**Controls:** 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 Subsection 249.35(c)(3).~~

* * * *

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

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*24th Street – Noe Valley Controls*~~
~~***BUILDING STANDARDS***~~			
~~*728.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250-252, 260, 263.20, 270, 271*~~	~~*40-X; additional 5 feet for parcels with active ground floor uses; see Section 263.20.*~~
~~*728.11*~~	~~*Lot Size [Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 4,999 sq. ft.*~~ ~~*C 5,000 sq. ft. & above*~~ ~~*§ 121.1*~~
~~*728.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required at grade level and above*~~ ~~*§ 134(a) (e)*~~
~~*728.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*728.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*728.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~
~~*728.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*P*~~
~~*728.17*~~	~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required*~~
~~***COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES***~~			

~~728.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~1.8 to 1~~ ~~§ 124(a) (b)~~
~~728.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.;~~ ~~C 2,500 sq. ft. & above~~ ~~§ 121.2~~
~~728.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~728.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~728.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~728.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~728.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~728.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.~~ ~~C 2 a.m. - 6 a.m.~~
~~728.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~728.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~

~~728.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~24th Street - Noe Valley Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~728.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~728.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~728.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P #~~	~~C #~~	
~~728.41~~	~~Bar~~	~~§ 790.22~~	~~C~~		
~~728.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P #~~		
~~728.44~~	~~Restaurant~~	~~§ 790.91~~	~~C #~~		
~~728.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~728.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~728.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~728.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~728.49~~	~~Financial Service~~	~~§ 790.110~~	~~C~~		
~~728.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~C~~		
~~728.51~~	~~Medical Service~~	~~§ 790.114~~	~~C~~	~~P~~	
~~728.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~C~~	

~~728.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~C~~	~~P~~	~~C~~
~~728.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~728.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	
~~728.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~728.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~728.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~728.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~728.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~728.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~728.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~728.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~728.64~~	~~Mortuary~~	~~§ 790.62~~			
~~728.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~728.66~~	~~Storage~~	~~§ 790.117~~			
~~728.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~#~~	~~#~~	~~#~~
~~728.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~728.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~728.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~

728.69D	Large-Scale Urban Agriculture	§ 102.35(b)	C	C	C
Institutions and Non-Retail Sales and Services					
728.70	Administrative Service	§ 790.106			
728.80	Hospital or Medical Center	§ 790.44			
728.81	Other Institutions, Large	§ 790.50	P	C	C
728.82	Other Institutions, Small	§ 790.51	P	P	P
728.83	Public Use	§ 790.80	C	C	C
728.84	Medical Cannabis Dispensary	§ 790.141	P		
RESIDENTIAL STANDARDS AND USES					
728.90	Residential Use	§ 790.88	P	P	P
728.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 600 sq. ft. lot area # § 207(c)		
728.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 210 sq. ft. lot area § 208		
728.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
728.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		

728.94	Off-Street Parking, Residential	§§ 150, 153 - 157, 159 - 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
728.95	Community Residential Parking	§ 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE 24TH STREET - NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT		
Article 7 Code Section	**Other Code Section**	**Zoning Controls**
§ 728.121 § 728.91	§ 207(c)(4)	ACCESSORY DWELLING UNITS **Boundaries:** Board of Supervisors District 8 as extant on July 1, 2015. **Controls:** An "Accessory Dwelling Unit," as defined in and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.
§ 728.40 § 728.43	§ 303.1 § 703.2 (b)(1)(C) § 790.102(b) and (n)	24TH STREET - NOE VALLEY SPECIALTY RETAIL USES **Boundaries:** Only the area within the 24th Street - Noe Valley Neighborhood Commercial District. The controls shall not apply to NC-1 Districts or nonconforming uses within ¼ mile of this District asset forth in Code §§ 710.10 and 186. **Controls:** Formula Retail Limited Restaurants are NP.
§ 728.44	§ 790.91	24th STREET - NOE VALLEY LIQUOR LICENSES FOR RESTAURANTS

		~~**Boundaries:** Applicable to the 24th Street – Noe Valley Neighborhood Commercial District.~~ ~~**Controls:** A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the around level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.~~
~~§ 728.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~MASSAGE ESTABLISHMENT~~ ~~**Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).~~
~~§ 728.68~~	~~§ 249.35~~	~~FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)~~ ~~**Boundaries:** The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District.~~ ~~**Controls:** 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 Subsection 249.35(c)(3).~~

* * * *

~~**Table 729. WEST PORTAL AVANUE NEIGHBORHOOD COMMERCIAL DISTRICT**~~

~~**ZONING CONTROL TABLE**~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~West Portal Avenue Controls~~
~~**BUILDING STANDARDS**~~			
~~729.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 270, 271~~	~~26-X~~
~~729.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1~~
~~729.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at grade level and above § 134(a) (e)~~
~~729.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~729.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~729.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~729.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~729.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			

~~729.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~1.8 to 1~~ ~~§ 124(a) (b)~~
~~729.21~~	~~Use Size [Nonresidential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.;~~ ~~C 2,500 to 3,999 sq. ft.;~~ ~~NP 4,000 sq. ft. & above~~ ~~§ 121.2~~
~~729.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~729.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~729.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~729.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~729.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~729.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.~~
~~729.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~729.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)2~~
~~729.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

-

No.	Zoning Category	§ References	West Portal Avenue Controls by Story		
		§ 790.118	1st	2nd	3rd+
729.36	Residential Conversion	§ 317	P		
729.37	Residential Demolition	§ 317	P	C	C
Retail Sales and Services					
729.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
729.41	Bar	§ 790.22	C		
729.43	Limited Restaurant	§ 790.90	C		
729.44	Restaurant	§ 790.91	C		
729.45	Liquor Store	§ 790.55	P		
729.46	Movie Theater	§ 790.64			
729.47	Adult Entertainment	§ 790.36			
729.48	Other Entertainment	§ 790.38			
729.49	Financial Service	§ 790.110			
729.50	Limited Financial Service	§ 790.112	P		
729.51	Medical Service	§ 790.114	C	P	

~~729.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~729.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~C #~~	~~P~~	
~~729.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~			
~~729.55~~	~~Tourist Hotel~~	~~§ 790.46~~			
~~729.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~			
~~729.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~729.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~		
~~729.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~729.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~729.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~729.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~729.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~729.64~~	~~Mortuary~~	~~§ 790.62~~			
~~729.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~		
~~729.66~~	~~Storage~~	~~§ 790.117~~			
~~729.68~~	~~Fringe Financial Service~~	~~§ 790.111~~			

~~729.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~729.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~729.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~729.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~729.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~729.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~729.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~C~~	~~C~~	
~~729.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	
~~729.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	
~~729.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~C~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					

729.90	Residential Use	§ 790.88	P	P	
729.91	Dwelling Unit Density	§ 207	Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)		
729.92	Residential Density, Group Housing	§§ 207, 208	Generally, up to 1 bedroom per 275 sq. ft. lot area § 208		
729.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 790.88(c)	Density limits per Section 208(a)		
729.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
729.94	Off-Street Parking, Residential	§§ 150, 153 - 157, 159 - 160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
729.95	Community Residential Parking	§ 790.10	C	C	

SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

Article 7 Code Section	***Other Code Section***	***Zoning Controls***
§ 729.53		***Boundaries:*** The entire West Portal Neighborhood Commercial District. ***Controls:*** Applicable only for the use of stock brokerage. A stock brokerage may apply for conditional use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there

		~~*are more than seven financial services and/or stock brokerages in the district, stock brokerages shall not be permitted.*~~
~~*§ 729.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the West Portal 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).*~~

* * * *

~~***Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT***~~

~~***ZONING CONTROL TABLE***~~

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Inner SunsetControls***~~
~~***BUILDING STANDARDS***~~			
~~*730.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271*~~	~~*40-X*~~ ~~*Height Sculpting on Alleys: § 261.1*~~
~~*730.11*~~	~~*Lot Size*~~ ~~*[Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 4,999 sq. ft.;*~~ ~~*C 5,000 sq. ft. & above*~~ ~~*§ 121.1*~~

~~730.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at grade level and above § 134(a) (e)~~
~~730.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~730.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~730.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~730.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~730.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~730.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~1.8 to 1~~
~~730.21~~	~~Use Size [Nonresidential]~~	~~§ 790.130~~	~~P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2~~
~~730.22~~	~~Off Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)~~
~~730.23~~	~~Off Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than~~

			10,000 sq. ft. *§§ 152, 161(b)*
730.24	*Outdoor Activity Area*	*§ 790.70*	*P if located in front;* *C if located elsewhere* *§ 145.2*
730.25	*Drive-Up Facility*	*§ 790.30*	
730.26	*Walk-Up Facility*	*§ 790.140*	*P*
730.27	*Hours of Operation*	*§ 790.48*	*P 6 a.m. - 2 a.m.* *C 2 a.m. - 6 a.m.*
730.30	*General Advertising Sign*	*§§ 262, 602 - 604, 608, 609*	
730.31	*Business Sign*	*§§ 262, 602 - 604, 608, 609*	*P* *§ 607.1(f)2*
730.32	*Other Signs*	*§§ 262, 602 - 604, 608, 609*	*P* *§ 607.1(c) (d) (g)*

No.	***Zoning Category***	***§ References***	***Inner Sunset Controls by Story***		
		§ 790.118	*1st*	*2nd*	*3rd+*
730.36	*Residential Conversion*	*§ 317*	*P*		
730.37	*Residential Demolition*	*§ 317*	*P*	*C*	*C*
Retail Sales and Services					
730.40	*Other Retail Sales and Services [Not Listed Below]*	*§ 790.102*	*P*	*C*	
730.41	*Bar*	*§ 790.22*	*C*		
730.43	*Limited Restaurant*	*§ 790.90*	*P*		

~~730.44~~	~~Restaurant~~	~~§ 790.91~~	~~C~~		
~~730.45~~	~~Liquor Store~~	~~§ 790.55~~			
~~730.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~730.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~730.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C~~		
~~730.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~		
~~730.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~730.51~~	~~Medical Service~~	~~§ 790.114~~	~~C~~	~~C~~	
~~730.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~C~~	
~~730.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~C~~	
~~730.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~730.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	
~~730.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~730.57~~	~~Automotive Gas Station~~	~~§ 790.14~~			
~~730.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~730.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~730.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~730.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~730.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~730.63~~	~~Ambulance Service~~	~~§ 790.2~~			

~~730.64~~	~~Mortuary~~	~~§ 790.62~~			
~~730.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~		
~~730.66~~	~~Storage~~	~~§ 790.117~~			
~~730.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~		
~~730.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~730.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			
~~730.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~730.69 D~~	~~Large Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~***Institutions and Non-Retail Sales and Services***~~					
~~730.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~730.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~730.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~730.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~730.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	
~~730.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~		
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~730.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~

~~730.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 800 sq. ft. lot area~~ ~~§ 207(c)~~		
~~730.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area~~ ~~§ 208~~		
~~730.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~730.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~		
~~730.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~730.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR THE INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT~~		
~~**Article 7 Code Section**~~	***~~Other Code Section~~***	***~~Zoning Controls~~***
~~§ 730.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~*MASSAGE ESTABLISHMENT*~~ ~~**Controls:** *Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for*~~

		~~*massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 730.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Sunset 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).*~~

* * * *

~~***Table 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT***~~

~~***NCT-3 ZONING CONTROL TABLE***~~

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***NCT-3 Controls***~~
~~***BUILDING STANDARDS***~~			
~~*731.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271*~~	~~*Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.20*~~

~~731.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56,~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1~~
~~731.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at residential levels only § 134(a)(e)~~
~~731.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~731.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~731.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Market Street, Church Street~~
~~731.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street~~
~~731.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~731.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~731.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~731.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~731.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.6 to 1 § 124 (a) (b)~~

~~731.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2~~
~~731.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1~~
~~731.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)~~
~~731.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front; C if located elsewhere § 145.2~~
~~731.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~731.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~

~~731.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~No Limit~~
~~731.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~731.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)3~~
~~731.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~NCT-3 Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~731.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~731.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~731.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~731.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~731.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	~~P~~
~~731.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	~~P~~	~~-~~
~~731.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~	~~P~~	~~-~~
~~731.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~	~~P~~	~~-~~
~~731.45~~	~~Liquor Store~~	~~§ 790.55~~	~~-~~	~~-~~	~~-~~
~~731.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	~~P~~	~~-~~
~~731.47~~	~~Adult Entertainment~~	~~§ 790.36~~	~~C~~	~~C~~	~~-~~
~~731.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~	~~P~~	~~-~~

~~731.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~P~~	~~-~~
~~731.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P #~~	~~P~~	~~-~~
~~731.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	~~P~~
~~731.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~P~~
~~731.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P #~~	~~P~~	~~P~~
~~731.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~	~~C #~~	~~-~~
~~731.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~731.56~~	~~Automobile Parking~~	~~§§ 156, 158.1, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~731.57~~	~~Automobile Gas Station~~	~~§ 790.14~~	~~C~~	~~-~~	~~-~~
~~731.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~	~~-~~	~~-~~
~~731.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	~~C~~	~~-~~
~~731.60~~	~~Automotive Wash~~	~~§ 790.18~~	~~C~~	~~-~~	~~-~~
~~731.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	~~C~~	~~-~~	~~-~~
~~731.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	~~C~~	~~-~~
~~731.63~~	~~Ambulance Service~~	~~§ 790.2~~	~~C~~	~~-~~	~~-~~
~~731.64~~	~~Mortuary~~	~~§ 790.62~~	~~C~~	~~C~~	~~C~~
~~731.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	~~C~~
~~731.66~~	~~Storage~~	~~§ 790.117~~	~~C~~	~~C~~	~~C~~
~~731.68~~	~~Fringe Financial Services~~	~~§ 790.111~~	~~P #~~	~~P #~~	~~P #~~
~~731.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~			

731.69C	Neighborhood Agriculture	§ 102.35(a)	P	P	P
731.69D	Large-Scale Urban Agriculture	§ 102.35(b)	C	C	C
Institutions and Non-Retail Sales and Services					
731.70	Administrative Service	§ 790.106	C	C	C
731.80	Hospital or Medical Center	§ 790.44	C	C	C
731.81	Other Institutions, Large	§ 790.50	P	P	P
731.82	Other Institutions, Small	§ 790.51	P	P	P
731.83	Public Use	§ 790.80	C	C	C
731.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
RESIDENTIAL STANDARDS AND USES					
731.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1 (d)	P	P
731.91	Dwelling Unit Density	§ 207	No residential 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.* #~~ ~~*§§ 207(c), 207.6*~~
~~*731.92*~~	~~*Residential Density, Group Housing*~~	~~*§§ 207, 208*~~	~~*No group housing 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.*~~ ~~*§ 208*~~
~~*731.92b*~~	~~*Residential Density, Homeless Shelters*~~	~~*§§ 102, 207.1, 790.88(e)*~~	~~*Density limits per Section 208(a)*~~

~~731.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common~~ ~~§ 135(d)~~		
~~731.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit.~~ ~~§§ 151.1, 166, 167, 145.1~~		
~~731.95~~	~~Community Residential Parking~~	~~§ 145.1, 166, 790.10~~	~~C~~	~~C~~	~~C~~

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS		
Article 7 Code Section	***Other Code Section***	***Zoning Controls***
~~§ 731.50~~ ~~§ 731.53~~	~~§ 790.108~~ ~~§ 790.112~~	~~*LIMITED FINANCIAL SERVICE AND BUSINESS OR PROFESSIONAL USES*~~ ~~**Boundaries:** Applicable only for the parcels zoned NCT-3 on Market Street West of Octavia Boulevard.~~ ~~**Controls:** A Conditional Use authorization is required for a Limited Financial Service use and for a Business or Professional Service use on the 1st story.~~
~~§ 731.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~*MASSAGE ESTABLISHMENT*~~ ~~**Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use~~

		~~*requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 731.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NCT-3 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).*~~
~~*§ 731.84*~~ ~~*§ 790.141*~~	~~*Health Code § 3308*~~	~~*Medical cannabis dispensaries in NCT-3 District may only operate between the hours of 8 am and 10 pm.*~~
~~*§ 731.91*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Board of Supervisors District 8 extant on July 1, 2015.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*~~

* * * *

~~*Table 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT*~~

~~*ZONING CONTROL TABLE*~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Pacific Avenue Controls*~~
~~*BUILDING STANDARDS*~~			
~~*732.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271*~~	~~*40-X*~~ ~~*Height Sculpting on Alleys:*~~ ~~*§ 261.1*~~ ~~*See Zoning Map*~~
~~*732.11*~~	~~*Lot Size*~~ ~~*[Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 9,999 sq. ft.; C 10,000 sq. ft. & above*~~ ~~*§ 121.1*~~
~~*732.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*45% required at the first story and above and at all residential levels*~~ ~~*§ 134(c)*~~
~~*732.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*732.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*732.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~
~~*732.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*P*~~
~~*732.17*~~	~~*Street Trees*~~		~~*Required*~~ ~~*§ 138.1*~~

~~*COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES*~~			
~~*732.20*~~	~~*Floor Area Ratio*~~	~~*§§ 102.9, 102.11, 123*~~	~~*1.5 to 1*~~ ~~*§ 124(a) (b)*~~
~~*732.21*~~	~~*Use Size [Non-Residential]*~~	~~*§ 790.130*~~	~~*P up to 1,999 sq. ft.;*~~ ~~*C# 2,000 sq. ft. & above*~~ ~~*§ 121.2*~~
~~*732.22*~~	~~*Off-Street Parking, Commercial/Institutional*~~	~~*§§ 150, 153-157, 159-160, 204.5*~~	~~*Generally, none required if occupied floor area is less than 2,000 sq. ft.*~~ ~~*§§ 151, 161(g)*~~
~~*732.23*~~	~~*Off-Street Freight Loading*~~	~~*§§ 150, 153-155, 204.5*~~	~~*Generally, none required if gross floor area is less than 10,000 sq. ft.*~~ ~~*§§ 152, 161(b)*~~
~~*732.24*~~	~~*Outdoor Activity Area*~~	~~*§ 790.70*~~	~~*P if located in front;*~~ ~~*C if located elsewhere*~~ ~~*§ 145.2*~~
~~*732.25*~~	~~*Drive-Up Facility*~~	~~*§ 790.30*~~	
~~*732.26*~~	~~*Walk-Up Facility*~~	~~*§ 790.140*~~	~~*P*~~
~~*732.27*~~	~~*Hours of Operation*~~	~~*§ 790.48*~~	~~*P 6 a.m. - 10 p.m.;*~~ ~~*C 10 p.m. - 2 a.m.*~~
~~*732.30*~~	~~*General Advertising Sign*~~	~~*§§ 262, 602 - 604, 608, 609*~~	
~~*732.31*~~	~~*Business Sign*~~	~~*§§ 262, 602 - 604, 608, 609*~~	~~*P*~~ ~~*§ 607.1(f) 2*~~

~~732.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(c) (d) (g)~~

-

~~No.~~	~~Zoning Category~~	~~§References~~	~~Pacific Avenue Controls by Story~~		
			~~1st~~	~~2nd~~	~~3rd+~~

-

~~732.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	-	-
~~732.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	-	-
~~**Retail Sales and Services**~~					
~~732.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~C~~	-
~~732.41~~	~~Bar~~	~~§ 790.22~~	-	-	-
~~732.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~	-	-
~~732.44~~	~~Restaurant~~	~~§ 790.91~~	~~C~~	-	-
~~732.45~~	~~Liquor Store~~	~~§ 790.55~~	-	-	-
~~732.46~~	~~Movie Theater~~	~~§ 790.64~~	-	-	-
~~732.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-
~~732.48~~	~~Other Entertainment~~	~~§ 790.38~~	-	-	-
~~732.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	-	-

~~732.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~	-	-
~~732.51~~	~~Medical Service~~	~~§ 790.114~~	~~C~~	~~C~~	-
~~732.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~C~~	-
~~732.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~C~~	-
~~732.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	-	-	-
~~732.55~~	~~Tourist Hotel~~	~~§ 790.46~~	-	-	-
~~732.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	-	-
~~732.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	-	-	-
~~732.58~~	~~Automotive Service Station~~	~~§ 790.17~~	-	-	-
~~732.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	-	-
~~732.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-
~~732.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~732.62~~	~~Animal Hospital~~	~~§ 790.6~~	-	-	-
~~732.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~732.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-

~~732.65~~	~~Trade Shop~~	~~§ 790.124~~	~~C~~	-	-
~~732.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~732.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~	-	-
~~732.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~732.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-
~~732.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~732.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~732.70~~	~~Administrative Service~~	~~§ 790.106~~	-	-	-
~~732.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~732.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	-	-	-
~~732.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~C~~	-	-
~~732.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	-	-

~~*RESIDENTIAL STANDARDS AND USES*~~					
~~*732.90*~~	~~*Residential Use*~~	~~*§ 790.88*~~	~~*P*~~	~~*P*~~	~~*P*~~
~~*732.91*~~	~~*Dwelling Unit Density*~~	~~*§ 207*~~	~~*Generally, up to 1 unit per 1,000 sq. ft. lot area #*~~ ~~*§ 207(c)*~~		
~~*732.92*~~	~~*Residential Density, Group Housing*~~	~~*§§ 207, 208*~~	~~*Generally, up to 1 bedroom per 275 sq. ft. lot area*~~ ~~*§ 208*~~		
~~*732.92b*~~	~~*Residential Density, Homeless Shelters*~~	~~*§§ 102, 207.1, 790.88(c)*~~	~~*Density limits per Section 208(a)*~~		
~~*732.93*~~	~~*Usable Open Space [Per Residential Unit]*~~	~~*§§ 135, 136*~~	~~*Generally, either 100 sq. ft if private, or 133 sq. ft. if common*~~ ~~*§ 135(d)*~~		
~~*732.94*~~	~~*Off-Street Parking, Residential*~~	~~*§§ 150, 153-157, 159-160, 204.5*~~	~~*Generally, 1 space for each dwelling unit*~~ ~~*§§ 151, 161(a) (g)*~~		
~~*732.95*~~	~~*Community Residential Parking*~~	~~*§ 790.10*~~	~~*C*~~	~~-~~	~~-~~

~~*SPECIFIC PROVISIONS FOR THE PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT*~~		
~~**Article 7 Code Section**~~	~~***Other Code Section***~~	~~***Zoning Controls***~~

~~§ 732.68~~	~~§ 249.35~~	~~FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)~~ ~~**Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Pacific Avenue 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).~~
~~§ 732.91~~	~~§ 207(c)(4)~~	~~ACCESSORY DWELLING UNITS~~ ~~**Boundaries:** Within the boundaries of the Pacific Avenue NCD.~~ ~~**Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.~~

* * * *

~~**Table 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**~~

~~**ZONING CONTROL TABLE**~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Upper Market Street Transit Controls~~
~~BUILDING STANDARDS~~			
~~733.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.20, 270, 271~~	~~Varies~~ ~~See Zoning Map: Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for~~

			~~*Ground Floor Active Uses in 40-X and 50-X; § 263.20*~~
~~*733.11*~~	~~*Lot Size [Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1*~~
~~*733.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required from grade level and above § 134(a) (e)*~~
~~*733.13*~~	~~*Street Frontage*~~	~~*§ 145.1*~~	~~*Required*~~
~~*733.13a*~~	~~*Street Frontage, Above-Grade Parking Setback and Active Uses*~~	~~*§ 145.1*~~	~~*Minimum 25 feet on ground floor, 15 feet on floors above*~~
~~*733.13b*~~	~~*Street Frontage, Required Ground Floor Commercial*~~	~~*§ 145.4*~~	~~*Market Street; Church Street*~~
~~*733.13c*~~	~~*Street Frontage, Parking and Loading access restrictions*~~	~~*§ 155(r)*~~	~~*NP: Market Street, Church Street*~~
~~*733.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*733.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~
~~*733.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*P*~~
~~*733.17*~~	~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required*~~
~~***COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES***~~			

~~733.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.0 to 1~~ ~~§ 124(a) (b)~~
~~733.21~~	~~Use Size~~ ~~[Non-Residential]~~	~~§ 790.130~~	~~P up to 2,999 sq. ft.; C 3,000 sq. ft. & above~~ ~~§ 121.2~~
~~733.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above.~~ ~~§§ 151.1, 166, 145.1~~
~~733.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 152, 153 - 155, 161(b), 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~

~~733.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front; C if located elsewhere~~ ~~§ 145.2~~
~~733.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	~~-~~
~~733.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~733.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.;~~ ~~C 2 a.m. - 6 a.m.~~
~~733.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~-~~
~~733.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)(2)~~
~~733.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~-~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Upper Market Street Transit Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~733.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	~~-~~
~~733.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~733.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~733.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~Retail Sales and Services~~					

~~733.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	-
~~733.41~~	~~Bar~~	~~§ 790.22~~	~~C~~	-	-
~~733.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~	-	-
~~733.44~~	~~Restaurant~~	~~§ 790.91~~	~~C #~~	-	-
~~733.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~	-	-
~~733.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	-	-
~~733.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-
~~733.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~C #~~	-	-
~~733.49~~	~~Financial Service~~	~~§ 790.110~~	~~C~~	~~C~~	-
~~733.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~C~~	-	-
~~733.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	~~C~~
~~733.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~C~~
~~733.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~C~~	~~P~~	~~C~~
~~733.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~	~~C #~~	-
~~733.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~733.56~~	~~Automobile Parking~~	~~§§ 145.1, 156, 158.1, 160, 166, 790.8~~	~~C~~	~~C~~	~~C~~

~~733.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	-	-	-
~~733.58~~	~~Automotive Service Station~~	~~§ 790.17~~	-	-	-
~~733.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	-	-
~~733.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-
~~733.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~733.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	-	-
~~733.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~733.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-
~~733.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	-
~~733.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~733.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~		
~~733.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~		
~~733.69 B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~P~~	~~P~~	
~~733.69 C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~733.69 D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~733.70~~	~~Administrative Service~~	~~§ 790.106~~	-	-	-

~~733.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	~~-~~	~~-~~	~~-~~
~~733.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~733.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~733.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~733.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P~~	~~-~~	~~-~~
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~733.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages listed in 145.1(d)~~	~~P~~	~~P~~
~~733.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No residential 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. # §§ 207(c), 207.6~~		
~~733.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No group housing 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.~~ ~~§ 208~~		
~~733.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~733.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 60 sq. ft. if private, or 80 sq. ft. if common.~~ ~~§ 135(d)~~		
~~733.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~None required. P up to 0.5; C up to .75. Not permitted above .75 cars for each dwelling unit.~~ ~~§ 151.1~~		
~~733.95~~	~~Community Residential Parking~~	~~§§ 145.1, 166, 790.10~~	~~C~~	~~C~~	~~C~~

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

~~*Article 7 Code Section*~~	~~*Other Code Section*~~	~~*Zoning Controls*~~
~~*§ 733.31*~~ ~~*§ 733.32*~~	~~*§ 608.10*~~	~~*UPPER MARKET STREET SPECIAL SIGN DISTRICT*~~ ~~***Boundaries:** Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD.*~~ ~~***Controls:** Special restrictions and limitations for signs.*~~
~~*§ 733.44*~~	~~*§ 790.91*~~	~~*UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS*~~ ~~***Boundaries:** Applicable to the Upper Market Street Neighborhood Commercial Transit District.*~~ ~~***Controls:** 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 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section 790.142 of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.*~~
~~*§ 733.48*~~	~~*§§ 790.4, 790.38*~~	~~*Within the Upper Market Neighborhood Commercial Transit District, up to four mechanical amusement devices are considered an accessory use and up to ten mechanical amusement devices will be considered an Amusement Game Arcade use.*~~
~~*§ 733.54*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~	~~*MASSAGE ESTABLISHMENT*~~ ~~***Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement*~~

		~~*for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 733.68*~~	~~*§ 249.35*~~	~~*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)*~~ ~~***Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market Street NCT 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).*~~
~~*§ 733.91*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Board of Supervisors District 8 extant on July 1, 2015.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*~~

* * * *

~~***Table 733A. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1***~~

~~***ZONING CONTROL TABLE***~~

No.	Zoning Category	§ References	NCT-1 Controls
BUILDING STANDARDS			
733A.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271	Height Sculpting on Alleys: § 261.1 Varies See Zoning Map.
733A.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
733A.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
733A.13	Street Frontage	§ 145.1	Required
733A.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above
733A.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Portions of Geneva Avenue
733A.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	NP: Geneva Avenue
733A.14	Awning	§ 136.1(a)	P
733A.15	Canopy	§ 136.1(b)	
733A.16	Marquee	§ 136.1(c)	

~~733A.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~733A.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~1.8 to 1 § 124(a)(b)~~
~~733A.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2~~
~~733A.22~~	~~Off Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~§§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.~~
~~733A.23~~	~~Off Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)~~

~~733A.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~733A.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~733A.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~733A.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 11 p.m.;~~ ~~C 11 p.m. - 2 a.m.~~
~~733A.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	
~~733A.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(f)1~~
~~733A.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P~~ ~~§ 607.1(c)(d)(g)~~

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~NCT-1 Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~733A.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~		
~~733A.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~733A.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~733A.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~

Retail Sales and Services					
733A.40	*Other Retail Sales and Services [Not Listed Below]*	*§ 790.102*	*P #*		
733A.41	*Bar*	*§ 790.22*	*P #*		
733A.43	*Limited Restaurant*	*§ 790.90*	*P #*		
733A.44	*Restaurant*	*§ 790.91*	*P #*		
733A.45	*Liquor Store*	*§ 790.55*	*P*		
733A.46	*Movie Theater*	*§ 790.64*			
733A.47	*Adult Entertainment*	*§ 790.36*			
733A.48	*Other Entertainment*	*§ 790.38*	*C*		
733A.49	*Financial Service*	*§ 790.110*			
733A.50	*Limited Financial Service*	*§ 790.112*	*P*		
733A.51	*Medical Service*	*§ 790.114*	*P*		
733A.52	*Personal Service*	*§ 790.116*	*P*		
733A.53	*Business or Professional Service*	*§ 790.108*	*P*		
733A.54	*Massage Establishment*	*§ 790.60, §§ 29.1-29.32 Health Code*			
733A.55	*Tourist Hotel*	*§ 790.46*			
733A.56	*Automobile Parking*	*§§ 156, 160, 790.8*	*C*		
733A.57	*Automotive Gas Station*	*§ 790.14*			

~~733A.58~~	~~Automotive Service Station~~	~~§ 790.17~~			
~~733A.59~~	~~Automotive Repair~~	~~§ 790.15~~			
~~733A.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~733A.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~733A.62~~	~~Animal Hospital~~	~~§ 790.6~~			
~~733A.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~733A.64~~	~~Mortuary~~	~~§ 790.62~~			
~~733A.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~		
~~733A.66~~	~~Storage~~	~~§ 790.117~~			
~~733A.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~733A.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-
~~733A.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~733A.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~Institutions and Non-Retail Sales and Services~~					
~~733A.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~733A.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~733A.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	
~~733A.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~733A.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~

~~733A.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~		
~~RESIDENTIAL STANDARDS AND USES~~					
~~733A.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages listed in 145.4~~	~~P~~	~~P~~
~~733A.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No residential 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. §§ 207(c), 207.6~~		

~~733A.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No group housing 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.~~ ~~§ 208~~
~~733A.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~
~~733A.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~
~~733A.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~P up to one car for each two dwelling units; C up~~

			to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. *§ 145.1, 151.1, 166, 167*		
733A.95	*Community Residential Parking*	*§ 790.10*	*C*	*C*	*C*

SPECIFIC PROVISIONS FOR NCT-1 DISTRICTS

Article 7 Code Section	***Other Code Section***	***Zoning Controls***
§ 733A.40 § 733A.41 § 733A.43		***Boundaries:*** *All NCT-1 Districts.* ***Controls:*** *P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.*
§ 733A.44		***Boundaries:*** *All NCT-1 Districts.* ***Controls:*** *C if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.*

§§ 733A.84	§§ 790.141	Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and have obtained a final permit to operate by March 1, 2008 are permitted.

* * * *

Table 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE

No.	Zoning Category	§ References	NCT-2Controls
BUILDING STANDARDS			
734.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 263.18, 270, 271	See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X Height Sculpting on Alleys: § 261.1
734.11	Lot Size [Per Development]	§§ 121.1, 790.56	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
734.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
734.13	Street Frontage	§ 145.1	Required § 145.1

~~734.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above § 145.1~~
~~734.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Portions of Geneva Avenue; Portions of 22nd Street § 145.4~~
~~734.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~Requirements apply § 155(r) NP: Portions of Geneva Avenue; Portions of 22nd Street~~
~~734.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~734.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~734.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~734.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~734.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1 § 124(a) and (b)~~
~~734.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2~~
~~734.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 151.1, 153-157, 159-160, 204.5~~	~~None required. Limits set forth in Section 151.1.~~

~~734.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)~~
~~734.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front; C if located elsewhere § 145.2~~
~~734.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~734.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~734.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.~~
~~734.30~~	~~General Advertising Sign~~		
~~734.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(f)(2)~~
~~734.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(c), (d), (g)~~

-

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~NCT-2 Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~734.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	
~~734.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~

~~734.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~734.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~Retail Sales and Services~~					
~~734.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~734.41~~	~~Bar~~	~~§ 790.22~~	~~P~~		
~~734.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~734.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~		
~~734.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~		
~~734.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~734.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~734.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~		
~~734.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	
~~734.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~734.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	
~~734.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~734.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	
~~734.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~734.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~

~~734.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~734.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~		
~~734.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~		
~~734.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~734.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~734.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~734.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~734.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~734.64~~	~~Mortuary~~	~~§ 790.62~~			
~~734.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~734.66~~	~~Storage~~	~~§ 790.117~~			
~~734.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~734.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-
~~734.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~734.69D~~	~~Large Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~Institutions and Non-Retail Sales and Services~~					
~~734.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~734.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~734.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~

~~734.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~734.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~734.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~		
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~734.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages listed in 145.4~~	~~P~~	~~P~~
~~734.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No residential 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.~~ ~~§§ 207(c), 207.6~~		
~~734.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No group housing 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.*~~ ~~*§ 208*~~		
~~*734.92b*~~	~~*Residential Density, Homeless Shelters*~~	~~*§§ 102, 207.1, 790.88(c)*~~	~~*Density limits per Section 208(a)*~~		
~~*734.93*~~	~~*Usable Open Space [Per Residential Unit]*~~	~~*§§ 135, 136*~~	~~*Generally, either 100 sq. ft. if private, or 133 sq. ft. if common*~~ ~~*§ 135(d)*~~		
~~*734.94*~~	~~*Off-Street Parking, Residential*~~	~~*§§ 150, 153 - 157, 159 - 160, 204.5*~~	~~*None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit.*~~ ~~*§§ 145.1, 151.1, 166, 167*~~		
~~*734.95*~~	~~*Community Residential Parking*~~	~~*§ 790.10*~~	~~*C*~~	~~*C*~~	~~*C*~~

~~***SPECIFIC PROVISIONS FOR NCT-2 DISTRICTS***~~

Article 7 Code Section	*Other Code Section*	*Zoning Controls*
§ 734.54	*§ 790.60, §§ 29.1-29.32 Health Code*	*MASSAGE ESTABLISHMENT* **Controls:** *Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*
§ 734.84 § 790.141	*Health Code § 3308*	*Medical cannabis dispensaries in NCT-2 District may only operate between the hours of 8 a.m. and 10 p.m.*

* * * *

Table 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

No.	*Zoning Category*	*§ References*	*SoMa Transit Controls*
BUILDING STANDARDS			
735.10	*Height and Bulk Limit*	*§§ 102.12, 105, 106, 250- 252, 260, 261.1, 270, 271*	*See Zoning Map. Height Sculpting on Alleys: § 261.1*

~~735.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1~~
~~735.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels § 134(a)(e)~~
~~735.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~735.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~735.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Sixth Street~~
~~735.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~Requirements apply~~
~~735.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~735.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~735.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~735.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~735.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1 § 124(a), (b)~~

~~735.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2~~
~~735.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~None required. Limits set forth in Section 151.1.~~
~~735.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)~~
~~735.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front; C if located elsewhere § 145.2~~
~~735.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~735.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~735.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.~~
~~735.30~~	~~General Advertising Sign~~		
~~735.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(f)(2)~~
~~735.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(c), (d), (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~SoMa Transit Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd~~
~~735.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	-
~~735.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~735.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~735.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~735.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~735.41~~	~~Bar~~	~~§ 790.22~~	~~C~~		
~~735.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~735.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~		
~~735.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~		
~~735.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~735.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~735.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~NP~~		
~~735.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	
~~735.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~735.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	

~~735.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~735.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	
~~735.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~735.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~735.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~735.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~		
~~735.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~		
~~735.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~735.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~735.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~735.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~735.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~735.64~~	~~Mortuary~~	~~§ 790.62~~			
~~735.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~735.66~~	~~Storage~~	~~§ 790.117~~			
~~735.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~735.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-

~~735.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~735.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~735.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~735.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~735.81~~	~~Assembly and Social Service~~	~~§ 790.50(a)~~	~~P~~	~~P~~	~~P~~
~~735.82~~	~~Other Institutions, Large, except Assembly and Social Service~~	~~§ 790.50(b)-(e)~~	~~C~~	~~C~~	~~C~~
~~735.83~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~735.84~~	~~Public Use~~	~~§ 790.80~~	~~P~~	~~P~~	~~P~~
~~735.85~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~735.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages listed in 145.4~~	~~P~~	~~P~~
~~735.90A~~	~~Single Room Occupancy (SRO) Unit~~	~~§ 890.88~~	~~P~~	~~P~~	~~P~~
~~735.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No density limit § 207(c)~~		
~~735.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No density limit~~		

~~735.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~735.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)~~		
~~735.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1~~		
~~735.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR SOMA NCT DISTRICTS~~		
~~Article 7 Code Section~~	~~Other Code Section~~	~~Zoning Controls~~
~~§ 735.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~MASSAGE ESTABLISHMENT **Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).~~

~~§ 735.85 § 790.141~~	~~Health Code § 3308~~	~~Medical cannabis dispensaries in the SoMa NCT District may only operate between the hours of 8 a.m. and 10 p.m.~~

* * * *

~~**Table 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**~~

~~**ZONING CONTROL TABLE**~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Mission Street Transit Controls~~
~~**BUILDING STANDARDS**~~			
~~736.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271~~	~~Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18~~
~~736.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1~~
~~736.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at residential levels only § 134(a)(e)~~
~~736.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~736.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floor above~~

~~736.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Mission Street; Portions of 16th Street; Portions of 22nd Street~~
~~736.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~NP along Mission St.~~
~~736.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~736.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~736.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~736.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~736.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.6 to 1~~ ~~§ 124(a) (b)~~
~~736.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 5,999 sq. ft.;~~ ~~C 6,000 sq. ft. & above~~ ~~§ 121.2~~
~~736.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 151.1, 153-157, 159-160, 204.5~~	~~None required. Limits set forth in Section 151.1~~ ~~§§ 151.1, 166, 145.1~~
~~736.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153-155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~

~~736.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front; C if located elsewhere~~ ~~§ 145.2~~
~~736.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	~~NP~~
~~736.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~736.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~No Limit~~
~~736.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	
~~736.31~~	~~Business Sign~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(f)3~~
~~736.32~~	~~Other Signs~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(c), (d), (g)~~

-

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Mission Street Transit Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~736.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~736.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~736.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~736.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~

~~*Retail Sales and Services*~~					
~~*736.40*~~	~~*Other Retail Sales and Services [Not Listed Below]*~~	~~*§ 790.102*~~	~~*P*~~	~~*P*~~	~~*P*~~
~~*736.41*~~	~~*Bar*~~	~~*§ 790.22*~~	~~*P*~~	~~*P*~~	
~~*736.43*~~	~~*Limited Restaurant*~~	~~*§ 790.90*~~	~~*P*~~		
~~*736.44*~~	~~*Restaurant*~~	~~*§ 790.91*~~	~~*P*~~		
~~*736.45*~~	~~*Liquor Store*~~	~~*§ 790.55*~~			
~~*736.46*~~	~~*Movie Theater*~~	~~*§ 790.64*~~	~~*P*~~	~~*P*~~	
~~*736.47*~~	~~*Adult Entertainment*~~	~~*§ 790.36*~~	~~*C*~~	~~*C*~~	
~~*736.48*~~	~~*Other Entertainment*~~	~~*§ 790.38*~~	~~*P*~~	~~*P*~~	
~~*736.49*~~	~~*Financial Service*~~	~~*§ 790.110*~~	~~*P*~~	~~*P*~~	
~~*736.50*~~	~~*Limited Financial Service*~~	~~*§ 790.112*~~	~~*P*~~	~~*P*~~	
~~*736.51*~~	~~*Medical Service*~~	~~*§ 790.114*~~	~~*P*~~	~~*P*~~	~~*P*~~
~~*736.52*~~	~~*Personal Service*~~	~~*§ 790.116*~~	~~*P*~~	~~*P*~~	~~*P*~~
~~*736.53*~~	~~*Business or Professional Service*~~	~~*§ 790.108*~~	~~*P*~~	~~*P*~~	~~*P*~~
~~*736.54*~~	~~*Massage Establishment*~~	~~*§ 790.60, §§ 29.1-29.32 Health Code*~~	~~*C #*~~	~~*C #*~~	
~~*736.55*~~	~~*Tourist Hotel*~~	~~*§ 790.46*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*736.56*~~	~~*Automobile Parking*~~	~~*§§ 156, 158.1, 160, 790.8*~~	~~*NP*~~	~~*NP*~~	~~*NP*~~
~~*736.57*~~	~~*Automotive Gas Station*~~	~~*§ 790.14*~~	~~*C*~~		

~~736.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~		
~~736.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	~~C~~	
~~736.60~~	~~Automotive Wash~~	~~§ 790.18~~	~~C~~		
~~736.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	~~C~~		
~~736.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	~~C~~	
~~736.63~~	~~Ambulance Service~~	~~§ 790.2~~	~~C~~		
~~736.64~~	~~Mortuary~~	~~§ 790.62~~	~~C~~	~~C~~	~~C~~
~~736.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	~~C~~
~~736.66~~	~~Storage~~	~~§ 790.117~~	~~NP~~	~~NP~~	~~NP~~
~~736.68~~	~~Fringe Financial~~	~~§ 790.111~~	#	#	#
~~736.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~736.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~C~~	-	-
~~736.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~736.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~Institutions and Non-Retail Sales and Services~~					
~~736.70~~	~~Administrative Service~~	~~§ 790.106~~	~~C~~	~~C~~	~~C~~
~~736.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	~~C~~	~~C~~	~~C~~
~~736.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~P~~	~~P~~
~~736.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~736.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~

~~736.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~736.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages listed in 145.4~~	~~P~~	~~P~~
~~736.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No residential 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. §§ 207(c), 207.6~~		

~~736.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No group housing 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.~~ ~~§ 208~~
~~736.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~
~~736.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common~~ ~~§ 135(d)~~

736.94	Off-Street Parking, Residential	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§145.1, 151.1, 166, 167		
736.95	Community Residential Parking	§ 145.1, 166, 790.10	C	C	C

SPECIFIC PROVISIONS FOR THE MISSION NCT DISTRICT		
Article 7 Code Section	**Other Code Section**	**Zoning Controls**
§ 736.54	§ 790.60, §§ 29.1-29.32 Health Code	*MASSAGE ESTABLISHMENT* **Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).
§ 736.68	§ 249.35	*FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)* **Boundaries:** The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Mission Street Neighborhood Commercial Transit District. **Controls:** 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 Subsection 249.35(c)(3).
§ 736.84 § 790.141	*Health Code § 3308*	*Medical cannabis dispensaries in the Mission NCT District may only operate between the hours of 8 am and 10 pm.*

* * * *

Table 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE

No.	*Zoning Category*	*§ References*	*Ocean Avenue Transit Controls*
BUILDING STANDARDS			
737.10	*Height and Bulk Limit*	*§§ 102.12, 105, 106, 250 – 252, 260, 261.1, 270, 271*	*Generally, 45-X See Zoning Map Height Sculpting on Alleys: § 261.1*
737.11	*Lot Size [Per Development]*	*§§ 121.1, 790.56*	*P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1*
737.11b	*Lot Consolidation*	*§ 121.6*	*Not Permitted except to create corner lots per § 121.6*

~~737.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels § 134(a)(e)~~
~~737.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~737.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~737.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Portions of Ocean Avenue~~
~~737.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~NP: Ocean Avenue~~
~~737.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~737.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~737.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~737.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~737.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1 § 124(a)(b)~~
~~737.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2~~

~~737.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153 - 157, 159-160, 204.5~~	~~§§ 151.1, 166, 145.1~~ ~~None required. Amount permitted varies by use; see Table 151.1.~~ ~~For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of § 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.~~
~~737.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153 - 155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~737.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~737.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~737.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~737.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.;~~ ~~C 2 a.m. - 6 a.m.~~
~~737.30~~	~~General Advertising Sign~~	~~§§ 262, 602 - 604, 608, 609~~	

~~737.31~~	~~Business Sign~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(f) 2~~
~~737.32~~	~~Other Signs~~	~~§§ 262, 602 - 604, 608, 609~~	~~P § 607.1(c)(d)(g)~~

-

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Ocean Avenue Transit Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~737.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	
~~737.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~737.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~737.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~737.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~737.41~~	~~Bar~~	~~§ 790.22~~	~~P~~		
~~737.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		

~~737.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~		
~~737.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~		
~~737.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~737.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~737.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~		
~~737.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	
~~737.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~737.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	
~~737.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~737.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	
~~737.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~737.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~737.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~737.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~		
~~737.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~		
~~737.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~737.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~737.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			

~~737.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~737.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~737.64~~	~~Mortuary~~	~~§ 790.62~~			
~~737.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~737.66~~	~~Storage~~	~~§ 790.117~~			
~~737.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~737.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-
~~737.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~737.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~737.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~737.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~737.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~737.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~737.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~737.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~		
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~737.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages~~	~~P~~	~~P~~

			~~listed in 145.4~~		
~~737.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No residential 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. §§ 207(c), 207.6~~		
~~737.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No group housing 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.~~ ~~§ 208~~		
~~737.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~737.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~		
~~737.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153 - 157, 159 - 160, 204.5~~	~~P up to one car for each unit; NP above.~~ ~~§ 145.1, 151.1, 166, 167~~		
~~737.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR THE OCEAN AVENUE NCT DISTRICT~~

~~Article 7 Code Section~~	~~Other Code Section~~	~~Zoning Controls~~
~~§ 737.54~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~MASSAGE ESTABLISHMENT~~ ~~**Controls:** Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).~~
~~§ 737.84 § 790.141~~	~~Health Code § 3308~~	~~MEDICAL CANNABIS DISPENSARIES~~ ~~**Boundaries:** Ocean Avenue Neighborhood Commercial Transit District~~ ~~**Controls:**~~ ~~(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be 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 Ocean Avenue NCT District and will supersede the conditional use requirement contained in this Section 737.~~ ~~(b) The Planning Commission shall approve the application and authorize the conditional use if, in addition to the application's satisfying the requirements of Planning Code Section 303, the facts presented establish that:~~ ~~(1) the MCD will bring measurable community benefits and enhancements to the Ocean Avenue NCT District;~~

		~~*(2) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of patients visiting the MCD; and*~~ ~~*(3) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the Conditional Use, including adequate security measures in its operation of the business, and designating a community liaison to deal effectively with current and future neighborhood concerns.*~~ ~~*(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.*~~ ~~*(d) Medical Cannabis Dispensaries in the Ocean Avenue NCT District may only operate between the hours of 8 a.m. and 10 p.m.*~~

* * * *

~~***Table 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT***~~

~~***ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Glen Park Transit Controls*~~
~~***BUILDING STANDARDS***~~			
~~*738.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271*~~	~~*30-X & 40-X; additional 5' height allowed for ground floor active uses in 30-X and 40-X; See Zoning Map*~~

~~738.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1~~
~~738.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels § 134(a)(e)~~
~~738.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~738.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~738.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Diamond Street; Chenery Street~~
~~738.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~NP: Diamond Street, Chenery Street~~
~~738.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~738.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~738.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~738.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~738.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1 § 124(a)(b)~~

~~738.21~~	~~Use Size [Non-Residential]~~	~~§ 790.130~~	~~P up to 3,999 sq. ft.;~~ ~~C 4,000 sq. ft. & above~~ ~~§ 121.2~~
~~738.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~None required. Limits set forth in § 151.1.~~
~~738.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153-155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~738.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~738.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	
~~738.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~738.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.;~~ ~~C 2 a.m. - 6 a.m.~~
~~738.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(e)(1)~~
~~738.31~~	~~Business Sign~~	~~§§ 262, 602-604, 608, 609~~	
~~738.32~~	~~Other Signs~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(c)(d)(g)~~

-

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Glen Park Transit Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~738.36~~	~~Residential Conversion~~	~~§ 317~~	~~C~~	~~C~~	
~~738.37~~	~~Residential Demolition~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~738.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~738.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~**Non-Retail Sales and Services**~~					
~~738.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	
~~738.41~~	~~Bar~~	~~§ 790.22~~	~~P~~		
~~738.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~		
~~738.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~		
~~738.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~		
~~738.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~		
~~738.47~~	~~Adult Entertainment~~	~~§ 790.36~~			
~~738.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~		
~~738.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	
~~738.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~		
~~738.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	

~~738.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	
~~738.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	
~~738.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C #~~		
~~738.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~738.56~~	~~Automobile Parking~~	~~§§ 790.8, 156, 160~~	~~C~~	~~C~~	~~C~~
~~738.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~		
~~738.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~		
~~738.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~		
~~738.60~~	~~Automotive Wash~~	~~§ 790.18~~			
~~738.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~			
~~738.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~		
~~738.63~~	~~Ambulance Service~~	~~§ 790.2~~			
~~738.64~~	~~Mortuary~~	~~§ 790.62~~			
~~738.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	
~~738.66~~	~~Storage~~	~~§ 790.117~~			
~~738.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~738.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-

~~738.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~738.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~***Institutions and Non-Retail Sales and Services***~~					
~~738.70~~	~~Administrative Service~~	~~§ 790.106~~			
~~738.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~			
~~738.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~738.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~738.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~738.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P # 1~~		
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~738.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages listed in 145.4~~	~~P~~	~~P~~
~~738.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No residential 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. # §§ 207(c), 207.6*~~
~~*738.92*~~	~~*Residential Density, Group Housing*~~	~~*§§ 207, 208*~~	~~*No group housing 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. *§ 208*		
738.92b	*Residential Density, Homeless Shelters*	*§§ 102, 207.1, 790.88(c)*	*Density limits per Section 208(a)*		
738.93	*Usable Open Space [Per Residential Unit]*	*§§ 135, 136*	*Generally, either 100 sq. ft. if private, or 133 sq. ft. if common* *§ 135(d)*		
738.94	*Off-Street Parking, Residential*	*§§ 150, 153-157, 159-160, 204.5*	*P up to one car for each unit; NP above.* *§ 151.1, 166, 167, 145.1*		
738.95	*Community Residential Parking*	*§ 790.10*	*C*	*C*	*C*

SPECIFIC PROVISIONS FOR GLEN PARK NCT DISTRICT

Article 7 Code Section	***Other Code Section***	***Zoning Controls***
§ 738.54	*§ 790.60, §§ 29.1-29.32 Health Code*	*MASSAGE ESTABLISHMENT* ***Controls:*** *Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 790.60(c). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission*

		~~*shall consider, in addition to the criteria listed in Section 303(c), the additional criteria described in Section 303(n).*~~
~~*§ 738.91*~~	~~*§ 207(c)(4)*~~	~~*ACCESSORY DWELLING UNITS*~~ ~~***Boundaries:** Board of Supervisors District 8 extant on July 1, 2015.*~~ ~~***Controls:** An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4), is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot.*~~

* * * *

~~***Table 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT***~~

~~***ZONING CONTROL TABLE***~~

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Noriega Street Controls***~~
~~***BUILDING STANDARDS***~~			
~~*739.10*~~	~~*Height and Bulk Limit*~~	~~*§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271*~~	~~*Varies*~~ ~~*See Zoning Map. Additional 5 feet for commercial uses on the ground floor*~~
~~*739.11*~~	~~*Lot Size*~~ ~~*[Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 9,999 sq. ft.;*~~ ~~*C 10,000 sq. ft. & above*~~ ~~*§ 121.1*~~

~~739.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels~~ ~~§ 134(a) (e)~~
~~739.13~~	~~Street Frontage~~	-	~~Active Frontage Required~~ ~~§ 145.1;~~ ~~Generally Active Use Required~~ ~~§ 145.4(c), unless exempted by~~ ~~Conditional Use~~
~~739.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~739.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~739.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~739.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~739.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1~~ ~~§ 124(a) (b)~~
~~739.21~~	~~Use Size~~ ~~[Non-Residential]~~	~~§ 790.130~~	~~P up to 3,999 sq. ft.;~~ ~~C 4,000 sq. ft. & above~~ ~~§ 121.2~~

~~739.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~739.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153-155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~739.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~739.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	-
~~739.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~739.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m.-2 a.m.;~~ ~~C 2 a.m.-6 a.m.~~
~~739.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	-
~~739.31~~	~~Business Sign~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~
~~739.32~~	~~Other Signs~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

-

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Noriega Street Controls by Story~~		
~~—~~		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~739.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	-
~~739.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~739.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	-
~~739.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	-	-
~~739.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P #~~	-	-
~~739.44~~	~~Restaurant~~	~~§ 790.91~~	~~P #~~	-	-
~~739.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~	-	-
~~739.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	-	-
~~739.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-
~~739.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~	-	-
~~739.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	-
~~739.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~	-	-
~~739.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	-

~~739.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	-
~~739.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	-
~~739.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C~~	-	-
~~739.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~739.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~739.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~	-	-
~~739.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~	-	-
~~739.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	-	-
~~739.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-
~~739.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~739.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	-	-
~~739.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~739.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-
~~739.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P #~~	~~C #~~	-
~~739.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~739.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~	-	-

~~739.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~739.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-
~~739.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~739.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~739.70~~	~~Administrative Service~~	~~§ 790.106~~	-	-	-
~~739.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~739.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~739.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~739.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~739.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~	-	-
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~739.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~739.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)~~		

~~739.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area~~ ~~§ 208~~		
~~739.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~739.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~		
~~739.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~739.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT~~		
~~Article 7 Code Section~~	~~Other Code Section~~	~~Zoning Controls~~

~~§ 739.43~~ ~~§ 739.44~~	~~§ 303.1~~	~~Restaurants and Limited Restaurants are P; Formula Retail Restaurants and Formula Retail Limited Restaurants are C.~~
~~§ 739.65~~	~~§ 303.1~~	~~Trade shops are subject to Formula Retail controls.~~
~~§ 739.68~~	~~§ 790.11 1~~	~~Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).~~
~~§ 739.84~~	~~§ 790.141 Health Code § 3308~~	~~Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.~~

~~* * * *~~

~~***Table 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT***~~

~~***ZONING CONTROL TABLE***~~

~~***No.***~~	~~***Zoning Category***~~	~~***§ References***~~	~~***Irving Street Controls***~~
~~***BUILDING STANDARDS***~~			
~~740.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271~~	~~Varies See Zoning Map Additional 5 feet for commercial uses on the ground floor~~

~~740.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1~~
~~740.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels § 134(a) (e)~~
~~740.13~~	~~Street Frontage~~	-	~~Active Frontage Required § 145.1; Generally Active Use Required § 145.4(c), unless exempted by Conditional Use~~
~~740.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~740.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~740.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~740.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~740.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1 § 124(a) (b)~~
~~740.21~~	~~Use Size~~	~~§ 790.130~~	~~P up to 3,999 sq. ft.;~~

	~~[Non-Residential]~~		~~C 4,000 sq. ft. & above~~ ~~§ 121.2~~
~~740.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~740.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153-155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~740.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~740.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	-
~~740.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~740.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m.-2 a.m.;~~ ~~C 2 a.m.-6 a.m.~~
~~740.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	-
~~740.31~~	~~Business Sign~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~

~~740.32~~	~~Other Signs~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Irving Street Controls by Story~~

		~~§790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~740.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	-
~~740.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~740.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	-
~~740.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	-	-
~~740.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P #~~	-	-
~~740.44~~	~~Restaurant~~	~~§ 790.91~~	~~P #~~	-	-
~~740.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~	-	-
~~740.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	-	-
~~740.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-
~~740.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~	-	-

~~740.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	-
~~740.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~	-	-
~~740.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	-
~~740.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	-
~~740.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	-
~~740.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C~~	-	-
~~740.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~740.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~740.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~	-	-
~~740.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~	-	-
~~740.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	-	-
~~740.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-
~~740.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~740.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	-	-
~~740.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~740.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-

~~740.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P #~~	~~C #~~	-
~~740.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~740.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~	-	-
~~740.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~740.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-
~~740.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~740.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~***Institutions and Non-Retail Sales and Services***~~					
~~740.70~~	~~Administrative Service~~	~~§ 790.106~~	-	-	-
~~740.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~740.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~740.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~740.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~740.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~	-	-
~~***RESIDENTIAL STANDARDS AND USES***~~					

~~740.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~740.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 800 sq. ft. lot area~~ ~~§ 207(c)~~		
~~740.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area~~ ~~§ 208~~		
~~740.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~740.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~		
~~740.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		
~~740.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT~~		
~~Article 7 Code Section~~	~~Other Code Section~~	~~Zoning Controls~~

~~§ 740.43~~ ~~§ 740.44~~	~~§ 303.1~~	~~Restaurants and Limited Restaurants are P; Formula Retail Restaurants and Formula Retail Limited Restaurants are NP.~~
~~§ 740.65~~	~~§ 303.1~~	~~Trade shops are subject to Formula Retail controls.~~
~~§ 740.68~~	~~§ 790.111~~	~~Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).~~
~~§ 740.84~~	~~§ 790.141~~	~~Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.~~

* * * *

~~***Table 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT***~~

~~***ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Taraval Street Controls*~~
~~***BUILDING STANDARDS***~~			
~~741.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271~~	~~Varies~~

			~~*See Zoning Map. Additional 5 feet for commercial uses on the ground floor*~~
~~*741.11*~~	~~*Lot Size [Per Development]*~~	~~*§§ 121.1, 790.56*~~	~~*P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1*~~
~~*741.12*~~	~~*Rear Yard*~~	~~*§§ 130, 134, 136*~~	~~*Required at the second story and above and at all residential levels § 134(a) (e)*~~
~~*741.13*~~	~~*Street Frontage*~~	-	~~*Active Frontage Required § 145.1; Generally Active Use Required § 145.4(c), unless exempted by Conditional Use*~~
~~*741.14*~~	~~*Awning*~~	~~*§ 136.1(a)*~~	~~*P*~~
~~*741.15*~~	~~*Canopy*~~	~~*§ 136.1(b)*~~	~~*P*~~
~~*741.16*~~	~~*Marquee*~~	~~*§ 136.1(c)*~~	~~*P*~~
~~*741.17*~~	~~*Streetscape and Pedestrian Improvements*~~	~~*§ 138.1*~~	~~*Required*~~
~~***COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES***~~			

~~741.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1~~ ~~§ 124(a) (b)~~
~~741.21~~	~~Use Size~~ ~~[Non-Residential]~~	~~§ 790.130~~	~~P up to 3,999 sq. ft.;~~ ~~C 4,000 sq. ft. & above~~ ~~§ 121.2~~
~~741.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~741.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153-155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~741.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~
~~741.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	-
~~741.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~741.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m.-2 a.m.;~~ ~~C 2 a.m.-6 a.m.~~

~~741.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	-
~~741.31~~	~~Business Sign~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~
~~741.32~~	~~Other Signs~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

-

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Taraval Street Controls by Story~~		
		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~741.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	-
~~741.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~741.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	-
~~741.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	-	-
~~741.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P #~~	-	-
~~741.44~~	~~Restaurant~~	~~§ 790.91~~	~~P #~~	-	-
~~741.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~	-	-

~~741.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	-	-
~~741.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-
~~741.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~	-	-
~~741.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	-
~~741.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~	-	-
~~741.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	-
~~741.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	-
~~741.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	-
~~741.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C~~	-	-
~~741.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~741.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~741.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~	-	-
~~741.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~	-	-
~~741.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	-	-
~~741.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-

~~741.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~741.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	-	-
~~741.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~741.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-
~~741.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P #~~	~~C #~~	-
~~741.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~741.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~	-	-
~~741.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~741.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-
~~741.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~741.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~741.70~~	~~Administrative Service~~	~~§ 790.106~~	-	-	-
~~741.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~741.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~741.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~741.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~

~~741.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~	-	-
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~741.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~741.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 800 sq. ft. lot area § 207(c)~~		
~~741.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area § 208~~		
~~741.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~741.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)~~		
~~741.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)~~		
~~741.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT~~		
~~Article 7 Code Section~~	~~Other Code Section~~	~~Zoning Controls~~
~~§ 741.43~~ ~~§ 741.44~~	~~§ 303.1~~	~~Restaurants and Limited Restaurants are P; Formula Retail Restaurants and Limited Restaurants are NP.~~
~~§ 741.43~~ ~~§ 741.44~~	~~§ 781.2~~	~~TARAVAL STREET RESTAURANT SUBDISTRICT~~ ~~**Boundaries:** Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps SU05 and SU06.~~ ~~**Controls:** Restaurants and Limited restaurant are C; Formula Retail restaurants and Formula Retail Limited restaurant are NP.~~
~~§ 741.65~~	~~§ 303.1~~	~~Trade shops are subject to Formula Retail controls.~~
~~§ 741.68~~	~~§ 790.111~~	~~Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).~~
~~§ 741.84~~	~~§ 790.141~~ ~~Health Code~~ ~~§ 3308~~	~~Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.~~

* * * *

~~*Table 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT*~~

~~*ZONING CONTROL TABLE*~~

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

~~742.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~742.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~742.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~742.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1~~ ~~§ 124(a) (b)~~
~~742.21~~	~~Use Size~~ ~~[Non-Residential]~~	~~§ 790.130~~	~~P up to 3,999 sq. ft.;~~ ~~C 4,000 sq. ft. & above~~ ~~§ 121.2~~
~~742.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, none required if occupied floor area is less than 5,000 sq. ft.~~ ~~§§ 151, 161(g)~~
~~742.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153-155, 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~ ~~§§ 152, 161(b)~~
~~742.24~~	~~Outdoor Activity Area~~	~~§ 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~ ~~§ 145.2~~

~~742.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	-
~~742.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~742.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m.-2 a.m.;~~ ~~C 2 a.m.-6 a.m.~~
~~742.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	-
~~742.31~~	~~Business Sign~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(f) 2~~
~~742.32~~	~~Other Signs~~	~~§§ 262, 602-604, 608, 609~~	~~P~~ ~~§ 607.1(c) (d) (g)~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Judah Street Controls by Story~~		
~~—~~		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~742.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	-
~~742.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~Retail Sales and Services~~					
~~742.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	-
~~742.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	-	-

~~742.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P #~~	-	-
~~742.44~~	~~Restaurant~~	~~§ 790.91~~	~~P #~~	-	-
~~742.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~	-	-
~~742.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	-	-
~~742.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-
~~742.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~	-	-
~~742.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~C~~	-
~~742.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~	-	-
~~742.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	-
~~742.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	-
~~742.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	-
~~742.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C~~	-	-
~~742.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~742.56~~	~~Automobile Parking~~	~~§§ 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~742.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~	-	-
~~742.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~	-	-

~~742.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	-	-
~~742.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-
~~742.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~742.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	-	-
~~742.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~742.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-
~~742.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P #~~	~~C #~~	-
~~742.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~742.68~~	~~Fringe Financial Service~~	~~§ 790.111~~	~~P #~~	-	-
~~742.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~742.69 B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	-	-	-
~~742.69 C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~742.69 D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~Institutions and Non-Retail Sales and Services~~					
~~742.70~~	~~Administrative Service~~	~~§ 790.106~~	-	-	-
~~742.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~742.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~

~~742.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~742.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~742.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~	-	-
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~742.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~742.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 800 sq. ft. lot area~~ ~~§ 207(c)~~		
~~742.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 275 sq. ft. lot area~~ ~~§ 208~~		
~~742.92 b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~742.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~		
~~742.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 153-157, 159-160, 204.5~~	~~Generally, 1 space for each dwelling unit~~ ~~§§ 151, 161(a) (g)~~		

~~742.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~SPECIFIC PROVISIONS FOR JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT~~		
~~Article 7 Code Section~~	~~Other Code Section~~	~~Zoning Controls~~
~~§ 741.431~~ ~~§ 741.44~~	~~§ 303.1~~	~~Restaurants and Limited Restaurants are P; Formula Retail Restaurants and Formula Retail Limited Restaurants are C.~~
~~§ 742.65~~	~~§ 303.1~~	~~Trade shops are subject to Formula Retail controls.~~
~~§ 742.68~~	~~§ 790.112~~	~~Fringe Financial Services are P subject to the restrictions set forth in Subsection 249.35(c)(3).~~
~~§ 742.84~~	~~§ 790.141~~ ~~Health Code~~ ~~§ 3308~~	~~Medical cannabis dispensaries may only operate between the hours of 8 a.m. and 10 p.m.~~

* * * *

~~Table 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT~~

~~ZONING CONTROL TABLE~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Folsom Street Controls~~
~~BUILDING STANDARDS~~			

~~743.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 270, 271~~	~~65-X to 75-X. See Sectional Zoning Maps 1 and 7. Height sculpting required on narrow streets, § 261.1~~
~~743.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft. C 10,000 sq. ft. & above~~
~~743.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels~~
~~743.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~743.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~None~~
~~743.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~Requirements apply~~
~~743.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~743.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~743.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~743.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			

~~743.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123, 124(a), 124(b)~~	~~2.5 to 1~~
~~743.21~~	~~Use Size [Non-Residential]~~	~~§§ 121.2, 790.130~~	~~P up to 3,999 sq. ft.; C 4,000 sq. ft. & above~~
~~743.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 151.1, 153-157, 159-160, 166, 204.5~~	~~None required. Limits set forth in Section 151.1~~
~~743.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 152-155, 161(b), 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~
~~743.24~~	~~Outdoor Activity Area~~	~~§§ 145.2, 790.70~~	~~P at 1st and 2nd Floors if located in front; C if located elsewhere~~
~~743.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	~~NP~~
~~743.26~~	~~Walk-Up Facility~~	~~§§ 145.2(b), 790.140~~	~~P~~
~~743.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m.-2 a.m.; C 2 a.m.-6 a.m.~~
~~743.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	~~NP~~
~~743.31~~	~~Business Sign~~	~~§§ 262, 602-604, 607.1(f)(2), 608, 609~~	~~P~~

~~743.32~~	~~Other Signs~~	~~§§ 262, 602-604, 607.1(c) (d) (g), 608, 609~~	~~P~~

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Folsom Street Controls by Story~~		
—		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~743.37~~	~~Residential Conversion~~	~~§§ 207.7, 317, 790.84~~	~~C~~	~~C~~	-
~~743.38~~	~~Residential Demolition~~	~~§§ 207.7, 317, 790.86~~	~~C~~	~~C~~	~~C~~
~~743.39~~	~~Residential Division~~	~~§§ 207.8, 317~~	~~C~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~743.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	-
~~743.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	-	-
~~743.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P up to 10,000 gsf per lot; NP above~~	-	-

~~743.44~~	~~Restaurant~~	~~§ 790.91~~	~~P up to 10,000 gsf per lot; NP above~~	-	-
~~743.45~~	~~Liquor Store~~	~~§ 790.55~~	~~C~~	-	-
~~743.46~~	~~Movie Theater~~	~~§ 790.64~~	-	-	-
~~743.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-
~~743.48~~	~~Other Entertainment~~	~~§ 790.38~~	-	-	-
~~743.49~~	~~Services, Professional; Services, Financial; Services, Medical~~	~~§§ 790.110, 790.114, 790.116~~	~~P when primarily open to the general public on a client-oriented basis~~	-	-
~~743.50~~	~~Limited Financial Service~~	~~§ 790.112~~	-	-	-
~~743.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C~~	~~C~~	-

~~743.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~P up to 25 rooms per hotel; NP above~~	~~P up to 25 rooms per hotel; NP above~~	~~P up to 25 rooms per hotel; NP above~~
~~743.56~~	~~Automobile Parking~~	~~§§ 158.1, 160, 166, 790.8, 790.10~~	-	-	-
~~743.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	-	-	-
~~743.58~~	~~Automotive Service Station~~	~~§ 790.17~~	-	-	-
~~743.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C with no ingress/ egress onto alleys, as defined in the Western SoMa Community Plan, containin~~	-	-

			~~g RED or RED-MX Districts~~		
~~743.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-
~~743.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~743.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~P~~	-	-
~~743.62a~~	~~Animal Services~~	~~§ 224(c)~~	~~P for grooming and daycare only. No 24 hour care.~~	-	-
~~743.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~743.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-
~~743.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	-
~~743.65a~~	~~Light Manufacturing~~	~~§ 790.54(a)~~	~~P~~	~~P~~	-
~~743.65b~~	~~Wholesale Sales~~	~~§ 790.54(b)~~	~~P~~	~~P~~	-
~~743.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~743.68~~	~~Fringe Financial~~	~~§ 790.111~~	-	-	-
~~743.69c~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~

~~743.69d~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~Institutions and Non-Retail Sales and Services~~					
~~743.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~743.81~~	~~Assembly and Social Service~~	~~§ 790.50(a)~~	~~C~~	~~C~~	-
~~743.82a~~	~~Child Care~~	~~§§ 790.50(b), 790.51(a)~~	~~P~~	~~P~~	-
~~743.82b~~	~~Residential Care, Small~~	~~§ 790.51(b)~~	-	~~C~~	~~C~~
~~743.82c~~	~~Religious Facility~~	~~§ 790.50(d)~~	-	-	-
~~743.82d~~	~~Elementary School~~	~~§ 217(f)~~	~~P~~	~~P~~	~~P~~
~~743.82e~~	~~Secondary School~~	~~§ 217(g)~~	~~P~~	~~P~~	~~P~~
~~743.82f~~	~~Postsecondary School~~	~~§ 217(h)~~	~~NP~~	~~NP~~	~~NP~~
~~743.84~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~743.85~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	-	-	-
~~743.86~~	~~Office~~	~~§ 790.69~~	~~P on first or second floor, but not both~~		-
~~743.86A~~	~~Office uses in Historic Buildings~~	~~§§ 703.9, 790.69~~	~~P~~	~~P~~	~~P~~
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~743.90~~	~~Residential Use~~	~~§§ 145.4, 790.88(a)~~	~~P~~	~~P~~	~~P~~

~~743.90a~~	~~SRO Housing~~	~~§§ 145.4, 823, 890.88(c)~~	~~P~~	~~P~~	~~P~~
~~743.90b~~	~~Group Housing~~	~~§§ 145.4, 790.88(b)~~	~~C, except NP on lots with more than 25 ft of street frontage~~	~~C~~	~~C~~
~~743.90c~~	~~Student Housing~~	~~§ 102.36~~	~~#C in newly constructed buildings; NP otherwise~~		
~~743.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No density limit § 207(c)~~		
~~743.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No density limit~~		
~~743.92b~~	~~Residential Density, Homeless Shelters~~	~~§§ 102, 207.1, 790.88(c)~~	~~Density limits per Section 208(a)~~		
~~743.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)~~		

~~743.94~~	~~Off-Street Parking, Residential~~	~~§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5~~	~~None required.~~ ~~P up to 0.5 parking spaces per unit;~~ ~~C up to 0.75 parking spaces per unit~~		
~~743.95~~	~~Community Residential Parking~~	~~§§ 145.1, 151.1(f), 155(r), 166, 790.10~~	~~NP~~	-	-

~~SPECIFIC PROVISIONS FOR FOLSOM STREET NCT DISTRICTS~~		
~~Article Code Section~~	~~Other Code Section~~	~~Zoning Controls~~
~~§ 743.90c~~ ~~§ 102.36~~	-	~~Existing buildings may not be converted to Student Housing. Student Housing may only be approved in newly constructed buildings through a conditional use authorization pursuant to Section 303.~~

* * * *

~~Table 744. REGIONAL COMMERCIAL DISTRICT~~

~~ZONING CONTROL TABLE~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Regional Commercial Controls~~
~~BUILDING STANDARDS~~			

~~744.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271~~	~~55-X, 65-X. See Sectional Zoning Maps 1 and 7.~~ ~~Height sculpting required on narrow streets, § 261.1~~
~~744.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 10,000 sq. ft.~~ ~~C above 10,000 sq. ft.~~
~~744.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels~~
~~744.13a~~	~~Street Frontage, Above-Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~744.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Requirements apply~~
~~744.13c~~	~~Street Frontage, Parking and Loading access restrictions~~	~~§ 155(r)~~	~~Requirements apply~~
~~744.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~744.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~744.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~

~~744.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~744.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123, 124~~	~~2.5 to 1~~
~~744.21~~	~~Use Size [Non-Residential]~~	~~§§ 121.2, 790.130~~	~~P up to 10,000 sq. ft.; C above; NP above 25,000 sq. ft. except for Elementary and Secondary Schools as defined in Planning Code Section 217(f) and (g) and Child Care as defined in Planning Code Sections 790.50(b) and 790.51(a)~~
~~744.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 150, 151.1, 153-157, 159-160, 166, 204.5~~	~~None required. Limits set forth in Section 151.1~~
~~744.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 152-155, 161(b), 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~
~~744.24~~	~~Outdoor Activity Area~~	~~§§ 145.2, 790.70~~	~~P at 1st and 2nd Floors if located in front; C if located elsewhere~~
~~744.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	~~NP~~

~~744.26~~	~~Walk-Up Facility~~	~~§§ 145.2(b), 790.140~~	~~P~~
~~744.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m.-2 a.m.;~~ ~~C 2 a.m.-6 a.m.~~
~~744.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	~~NP~~
~~744.31~~	~~Business Sign~~	~~§§ 262, 602-604, 607.1(f)(2), 608, 609~~	~~P~~
~~744.32~~	~~Other Signs~~	~~§§ 262, 602-604, 607.1(c) (d) (g), 608, 609~~	~~P~~

-

-

~~No.~~ -	~~Zoning Category~~	~~§ References~~	~~Regional Commercial Controls by Story~~		
—		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~744.37~~	~~Residential Conversion~~	~~§§ 207.7, 317, 790.84~~	~~C~~	~~C~~	-
~~744.38~~	~~Residential Demolition~~	~~§§ 207.7, 317, 790.86~~	~~C~~	~~C~~	~~C~~
~~744.39~~	~~Residential Division~~	~~§§ 207.8, 317~~	~~C~~	~~C~~	~~C~~

~~*Retail Sales and Services*~~					
~~*744.40*~~	~~*Other Retail Sales and Services [Not Listed Below]*~~	~~*§ 790.102*~~	~~*P*~~	~~*P*~~	-
~~*744.41*~~	~~*Bar*~~	~~*§ 790.22*~~	~~*P*~~	-	-
~~*744.43*~~	~~*Limited Restaurant*~~	~~*§ 790.90*~~	~~*P up to 10,000 gsf per lot; NP above*~~	-	-
~~*744.44*~~	~~*Restaurant*~~	~~*§ 790.91*~~	~~*P up to 10,000 gsf per lot; NP above*~~	-	-
~~*744.45*~~	~~*Liquor Store*~~	~~*§ 790.55*~~	~~*C*~~	-	-
~~*744.46*~~	~~*Movie Theater*~~	~~*§ 790.64*~~	-	-	-

~~744.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-
~~744.48~~	~~Other Entertainment~~	~~§ 790.38~~	-	-	-
~~744.49~~	~~Services, Professional; Services, Financial; Services, Medical~~	~~§§ 790.110, 790.114, 790.116~~	~~P when primarily open to the general public on a client-oriented basis~~	-	-
~~744.50~~	~~Limited Financial Service~~	~~§ 790.112~~	-	-	-
~~744.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C~~	~~C~~	-
~~744.55~~	~~Tourist Hotel~~	~~§ 790.46~~	-	-	-

~~744.56~~	~~Automobile Parking~~	~~§§ 158.1, 160, 166, 790.8, 790.10~~	~~C; subject to criteria of Sec. 158.1~~	-	-
~~744.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	-	-	-
~~744.58~~	~~Automotive Service Station~~	~~§ 790.17~~	-	-	-
~~744.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C with no ingress/ egress onto alleys, as defined in the Western SoMa Com-~~	-	-

			~~munity Plan, containing RED or RED-MX Districts~~		
~~744.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-
~~744.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~744.62~~	~~Animal Hospital~~	~~§ 790.6~~	-	-	-
~~744.62a~~	~~Animal Services~~	~~§ 224(c)~~	~~P for grooming and daycare only. No 24~~	-	-

			~~hour care.~~		
~~744.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~744.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-
~~744.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	-
~~744.65a~~	~~Light Manufacturing~~	~~§ 790.54(a)~~	~~P~~	~~P~~	-
~~744.65b~~	~~Wholesale Sales~~	~~§ 790.54(b)~~	~~P~~	~~P~~	-
~~744.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~744.67~~	~~Commercial Storage~~	~~§ 890.54(c)~~	~~P~~	~~C~~	-
~~744.68~~	~~Fringe Financial~~	~~§ 790.111~~	-	-	-
~~744.69c~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~744.69d~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~Institutions and Non-Retail Sales and Services~~					
~~744.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~744.81~~	~~Assembly and Social Service~~	~~§ 790.50(a)~~	~~C~~	~~C~~	~~C~~
~~744.82a~~	~~Child Care~~	~~§§ 790.50(b), 790.51(a)~~	~~P for 12 children or fewer.~~		-

			~~C for 13 children or more.~~		
~~744.82b~~	~~Residential Care, Small~~	~~§ 790.51(b)~~	-	~~C~~	~~C~~
~~744.82c~~	~~Religious Facility~~	~~§ 790.50(d)~~	-	-	-
~~744.82d~~	~~Elementary School~~	~~§ 217(f)~~	~~P~~	~~P~~	~~P~~
~~744.82e~~	~~Secondary School~~	~~§ 217(g)~~	~~P~~	~~P~~	~~P~~
~~744.82f~~	~~Postsecondary School~~	~~§ 217(h)~~	~~NP~~	~~NP~~	~~NP~~
~~744.84~~	~~Public Use~~	~~§ 790.80~~	~~P~~	~~P~~	~~P~~
~~744.85~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	-	-	-
~~744.86a~~	~~Office~~	~~§ 790.69~~	~~P on first or second floor, but not both~~		-
~~744.86b~~	~~Office uses in Historic Buildings~~	~~§§ 703.9, 790.69~~	~~P~~	~~P~~	~~P~~
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~744.90~~	~~Residential Use~~	~~§§ 145.4, 790.88(a)~~	~~P~~	~~P~~	~~P~~
~~744.90a~~	~~SRO Housing~~	~~§§ 145.4, 823, 890.88(c)~~		~~P~~	~~P~~
~~744.90b~~	~~Group Housing~~	~~§§ 145.4, 790.88(b)~~	~~C, except~~	~~C~~	~~C~~

			~~NP on lots with more than 25 ft of street frontage~~		
~~744.90e~~	~~Student Housing~~	~~§§ 145.4, 401~~		-	-
~~744.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~No density limit § 207(c)~~		
~~744.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~No density limit~~		
~~744.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common~~		
~~744.94~~	~~Off-Street Parking, Residential~~	~~§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5~~	~~None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit~~		

~~744.95~~	~~Community Residential Parking~~	~~§§ 145.1, 151.1(f), 155(r), 158.1, 166, 790.10~~	~~C; subject to criteria of Sec. 158.1~~	-	-

* * * *

~~**Table 745. EXCELSIOR OUTER MISSION STREET**~~

~~**NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Excelsior Outer Mission Street Controls~~
~~**BUILDING STANDARDS**~~			
~~745.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271~~	~~Generally 40-X; see Zoning Map. Height Sculpting on Alleys; § 261.1 Additional 5 feet in height allowed for Ground Floor Active Uses in 40-X and 50-X height districts; § 263.20~~
~~745.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. & above~~

~~745.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above: § 134(a)(1)(C)~~
~~745.13a~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~745.13b~~	~~Street Frontage, Ground Floor Commercial~~	~~§ 145.4~~	~~Required~~
~~745.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~745.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~745.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~
~~745.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~745.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.6 to 1~~ ~~§ 124(a) (b)~~
~~745.21~~	~~Use Size~~ ~~[Non-Residential]~~	~~§§ 121.2, 790.130~~	~~P up to 5,999 sq. ft.;~~ ~~C 6,000 sq. ft. & above~~
~~745.22~~	~~Off-Street Parking, Commercial/Institutional~~	~~§§ 145.1, 150, 151.1, 153-157, 159-160, 204.5~~	~~None required. Limits set forth in Section 151.1.~~
~~745.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 153-155, 161(b), 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~

~~745.24~~	~~Outdoor Activity Area~~	~~§§ 145.2, 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~
~~745.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	-
~~745.26~~	~~Walk-Up Facility~~	~~§§ 145.2(b), 790.140~~	~~P~~
~~745.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.~~ ~~C 2 a.m. - 6 a.m.~~
~~745.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	-
~~745.31~~	~~Business Sign~~	~~§§ 262, 602-604, 607.1(f)(3), 608, 609~~	~~P~~
~~745.32~~	~~Other Signs~~	~~§§ 262, 602-604, 607.1(c) (d) (g), 608, 609~~	~~P~~

-

-

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Excelsior Outer Mission Street Controls by Story~~		
~~—~~		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~745.38~~	~~Residential Conversion~~	~~§§ 317, 790.84~~	~~C~~	~~C~~	~~C~~

~~745.39~~	~~Residential Demolition~~	~~§§ 317, 790.86~~	~~C~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~745.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P #~~	~~P #~~	~~P #~~
~~745.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	~~P~~	-
~~745.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~	~~P~~	-
~~745.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~	~~P~~	-
~~745.45~~	~~Liquor Store~~	~~§ 790.55~~	~~NP #~~	-	-
~~745.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	~~P~~	-
~~745.47~~	~~Adult Entertainment~~	~~§ 790.36~~	~~C~~	~~C~~	-
~~745.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~	~~P~~	-
~~745.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~P~~	-
~~745.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~	~~P~~	-
~~745.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	~~P~~
~~745.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~P~~
~~745.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	~~P~~
~~745.54~~	~~Massage Establishment~~	~~§ 790.60, §§ 29.1-29.32 Health Code~~	~~C~~	~~C~~	-

~~745.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~745.56~~	~~Automobile Parking~~	~~§§ 156, 158.1, 160, 790.8~~	~~C~~	-	-
~~745.57~~	~~Automobile Gas Station~~	~~§ 790.14~~	~~C~~	-	-
~~745.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~	-	-
~~745.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	~~C~~	-
~~745.60~~	~~Automotive Wash~~	~~§ 790.18~~	~~C~~	-	-
~~745.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	~~C~~	-	-
~~745.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	~~C~~	-
~~745.63~~	~~Ambulance Service~~	~~§ 790.2~~	~~C~~	-	-
~~745.64~~	~~Mortuary~~	~~§ 790.62~~	~~C~~	~~C~~	~~C~~
~~745.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~P~~	~~P~~
~~745.66~~	~~Storage~~	~~§ 790.117~~	~~C~~	~~C~~	~~C~~
~~745.68~~	~~Fringe Financial Services~~	~~§ 790.111~~	#	-	-
~~745.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~745.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~C~~	-	-
~~745.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~745.69D~~	~~Large-Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~

~~*Institutions and Non-Retail Sales and Services*~~					
~~745.70~~	~~Administrative Service~~	~~§ 790.106~~	~~C~~	~~C~~	~~C~~
~~745.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	~~C~~	~~C~~	~~C~~
~~745.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~P~~	~~P~~
~~745.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~745.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~
~~745.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~	~~P #~~	~~P #~~
~~***RESIDENTIAL STANDARDS AND USES***~~					
~~745.90~~	~~Residential Use~~	~~§ 790.88~~	~~P, except C for frontages listed in 145.1(d)~~	~~P~~	~~P~~
~~745.91~~	~~Dwelling Unit Density~~	~~§ 207~~	~~Generally, up to 1 unit per 600 sq. ft. lot area § 207(c)~~		
~~745.92~~	~~Residential Density, Group Housing~~	~~§§ 207, 208~~	~~Generally, up to 1 bedroom per 210 sq. ft. lot area~~		

~~745.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)~~		
~~745.94~~	~~Off-Street Parking, Residential~~	~~§§ 145.1, 150, 151.1, 153-157, 159-160, 166, 167, 204.5~~	~~P up to one car for each unit; NP above~~		
~~745.95~~	~~Community Residential Parking~~	~~§§ 145.1, 166, 790.10~~	~~C~~	~~-~~	~~-~~

~~***SPECIFIC PROVISIONS FOR THE EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT***~~		
~~***Article 7 Code Section***~~	~~***Other Code Section***~~	~~***Zoning Controls***~~
~~§ 745.40~~ ~~§ 745.45~~	~~§ 790.55~~ ~~§ 790.102 (a), (b)~~	~~OFF-SALE LIQUOR ESTABLISHMENTS~~ ~~**Boundaries:** Excelsior Outer Mission Street Neighborhood Commercial District.~~ ~~**Controls:**~~ ~~(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 license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or reconstruction.*~~ ~~*(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 following good neighbor policies:*~~ ~~*(1) Liquor establishments shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking, as appropriate to maintain security, without disturbing area residences;*~~ ~~*(2) Advertisements in windows and clear doors are not permitted, and no more than 25 percent of the square footage of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage 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, from the exterior public sidewalk or entrance to the premises.*~~
~~*§ 745.68*~~	~~*§ 249.35*~~	~~*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 Outer Mission 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 Section 249.35(c)(3).~~
~~§ 745.84~~ ~~§ 790.141~~	~~Health Code~~ ~~§ 3308~~	~~MEDICAL CANNABIS DISPENSARIES~~ ~~**Boundaries:** Excelsior Outer Mission Street Neighborhood Commercial District.~~ ~~**Controls:**~~ ~~(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be 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 and will supersede the condition use requirement contained in this Section 745.~~ ~~(b) In addition to the requirements of Planning Code Section 303, the Planning Commission shall approve the application and authorize the conditional use if the facts presented are such to establish that:~~ ~~(1) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission Street Neighborhood Commercial District,~~

		~~(2) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of its patients;~~ ~~(3) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the Conditional Use, including adequate security measures in the operation of their business and designating a community liaison to deal effectively with current and future neighborhood concerns.~~ ~~(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.~~ ~~(d) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10 pm.~~ ~~(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.~~

* * * *

~~***Table 746. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Divisadero Street Transit Controls*~~
~~***BUILDING STANDARDS***~~			

~~746.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271~~	~~Generally, 65-X, and 40-X south of Oak Street; see Zoning Map. Height Sculpting on Alleys; § 261.1. Additional 5 feet in height allowed for parcels in the 40-X and 50-X height district with active uses; see § 263.20~~
~~746.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. & above~~
~~746.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at the second story and above and at all residential levels § 134(a) and (e)~~
~~746.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~746.13a~~	~~Street Frontage, Above Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~746.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Required along Divisadero Street between Haight and O'Farrell Streets~~
~~746.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~746.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~746.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~

~~746.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~746.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~2.5 to 1~~ ~~§ 124(a) and (b)~~
~~746.21~~	~~Use Size [Non-Residential]~~	~~§§ 121.2, 790.130~~	~~P up to 3,999 sq. ft.;~~ ~~C 4,000 sq. ft. & above~~
~~746.22~~	~~Off-Street Parking, Non-residential~~	~~§§ 145.1, 150, 151.1, 153-157, 159-160, 204.5~~	~~None required. Maximum permitted as set forth in Section 151.1~~
~~746.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 152, 153-155, 161(b), 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~
~~746.24~~	~~Outdoor Activity Area~~	~~§§ 145.2(a), 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~
~~746.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	-
~~746.26~~	~~Walk-Up Facility~~	~~§§ 145.2(b), 790.140~~	~~P if recessed 3 ft.;~~ ~~C if not recessed~~
~~746.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m.~~ ~~C 2 a.m. - 6 a.m.~~
~~746.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	-

~~746.31~~	~~Business Sign~~	~~§§ 262, 602-604, 607.1(f)(2), 608, 609~~	~~P~~
~~746.32~~	~~Other Signs~~	~~§§ 262, 602-604, 607.1(c), (d), and (g), 608, 609~~	~~P~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Divisadero Street Controls by Story~~		
			~~1st~~	~~2nd~~	~~3rd+~~
—	-	~~§ 790.118~~			
~~746.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	-
~~746.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~746.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~746.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~746.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P #~~	~~P #~~	-
~~746.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	~~P #~~	-
~~746.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~	~~P #~~	-
~~746.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~	~~P #~~	-

~~*746.45*~~	~~*Liquor Store*~~	~~*§ 790.55*~~	~~*NP*~~ #	-	-
~~*746.46*~~	~~*Movie Theater*~~	~~*§ 790.64*~~	~~*P*~~	~~*P #*~~	-
~~*746.47*~~	~~*Adult Entertainment*~~	~~*§ 790.36*~~	-	-	-
~~*746.48*~~	~~*Other Entertainment*~~	~~*§ 790.38*~~	~~*P*~~	~~*P #*~~	-
~~*746.49*~~	~~*Financial Service*~~	~~*§ 790.110*~~	~~*C*~~	-	-
~~*746.50*~~	~~*Limited Financial Service*~~	~~*§ 790.112*~~	~~*P*~~	-	-
~~*746.51*~~	~~*Medical Service*~~	~~*§ 790.114*~~	~~*P*~~	~~*P*~~	-
~~*746.52*~~	~~*Personal Service*~~	~~*§ 790.116*~~	~~*P*~~	~~*P*~~	-
~~*746.53*~~	~~*Business or Professional Service*~~	~~*§ 790.108*~~	~~*P*~~	~~*P*~~	-
~~*746.54*~~	~~*Massage Establishment*~~	~~*§ 790.60 §§ 29.1-29.32 Health Code*~~	~~*C*~~	-	-
~~*746.55*~~	~~*Tourist Hotel*~~	~~*§ 790.46*~~	~~*C*~~	~~*C*~~	~~*C*~~
~~*746.56*~~	~~*Automobile Parking*~~	~~*§§ 145.1, 156, 160, 790.8*~~	~~*C*~~	-	-
~~*746.57*~~	~~*Automotive Gas Station*~~	~~*§ 790.14*~~	~~*C*~~	-	-
~~*746.58*~~	~~*Automotive Service Station*~~	~~*§ 790.17*~~	~~*C*~~	-	-
~~*746.59*~~	~~*Automotive Repair*~~	~~*§ 790.15*~~	~~*C*~~	-	-
~~*746.60*~~	~~*Automotive Wash*~~	~~*§ 790.18*~~	-	-	-

~~746.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	-	-	-
~~746.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	-	-
~~746.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~746.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-
~~746.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~P #~~	-
~~746.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~746.68~~	~~Fringe Financial Services~~	~~§ 790.111~~	~~NP #~~	-	-
~~746.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~746.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~C~~	-	-
~~746.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~746.69D~~	~~Large Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~746.70~~	~~Administrative Service~~	~~§ 790.106~~	-	-	-
~~746.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~746.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~C~~	~~C~~
~~746.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~746.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~

~~746.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~	-	-
~~746.85~~	~~Philanthropic Administrative Service~~	~~§ 790.107~~	-	~~P #~~	-
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~746.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~746.91~~	~~Residential Density, Dwelling Units~~	~~§§ 207, 207.1, 207.4, 790.88(a)~~	~~No residential 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. § 207.4, 207.6*~~
~~*746.92*~~	~~*Residential Density, Group Housing*~~	~~*§§ 207.1, 208, 790.88(b)*~~	~~*No group housing 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. *§ 208*		
746.93	*Usable Open Space [Per Residential Unit]*	*§§ 135, 136*	*Generally, either 100 sq. ft. if private, or 133 sq. ft. if common* *§ 135(d)*		
746.94	*Off-Street Parking, Residential*	*§§ 150, 151.1, 153-157, 159-160*	*None required. P up to .5 cars per unit, C up to .75 cars per unit, NP above*		
746.95	*Community Residential Parking*	*§ 790.10*	*C*	-	-

SPECIFIC PROVISIONS FOR THE DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

Article 7 Code Section	***Other Code Section***	***Zoning Controls***
§ 746.41 *§ 746.43* *§ 746.44*	-	*A Bar, Restaurant, Limited-Restaurant, Movie Theater, Other Entertainment, Trade Shop, or Philanthropic Administrative Service use is permitted on the Second Story of existing buildings which have had no immediately prior second-story Residential Use.*

~~§ 746.46~~ ~~§ 746.48~~ ~~§ 746.65~~ ~~§ 746.85~~		
~~§ 746.40~~ ~~§ 746.45~~	-	~~(a) Liquor Stores are not permitted within the Divisadero Street NCD. Liquor Store uses which become inactive for more than 180 days may not be reestablished. A lawfully existing Liquor Store may relocate within the district with Conditional Use authorization;~~ ~~(b) Liquor Stores, General Grocery Stores, and Specialty Grocery Stores shall comply with the following Good Neighbor requirements:~~ ~~(1) The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. In addition the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of litter associated with the business during business hours in accordance with Article 1 Section 34 of the San Francisco Police Code.~~ ~~For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works.~~ ~~(2) The business operator shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking as appropriate to maintain security, without disturbing area residences.~~ ~~(3) No more than one-third of the square footage of the windows and~~

		~~*clear doors of the business shall bear advertising or signage of any sort and all advertising and signage 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 from the exterior public sidewalk or entrance to the premises.*~~
~~*§ 746.68*~~	~~*§ 249.35*~~	~~*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 Divisadero Street NCD.*~~ ~~***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 Section 249.35(c)(3).*~~
~~*§ 746.84*~~	~~*§ 790.141 Health Code § 3308*~~	~~*Medical Cannabis Dispensaries may only operate between the hours of 8 a.m. and 10 p.m.*~~

~~* * * *~~

~~***Table 747. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE***~~

~~*No.*~~	~~*Zoning Category*~~	~~*§ References*~~	~~*Fillmore Street Transit Controls*~~
~~***BUILDING STANDARDS***~~			

~~747.10~~	~~Height and Bulk Limit~~	~~§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.20, 270, 271~~	~~Generally, 65-X, and 40-X south of Oak Street; see Zoning Map. Height Sculpting on Alleys; § 261.1. Additional 5 feet in height allowed for parcels in the 40-X and 50-X height district with active uses; see § 263.20~~
~~747.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. & above~~
~~747.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at residential levels § 134(a) and (e)~~
~~747.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~
~~747.13a~~	~~Street Frontage, Above Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~747.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Required along Fillmore Street from Bush Street to McAllister Street~~
~~747.14~~	~~Awning~~	~~§ 136.1(a)~~	~~P~~
~~747.15~~	~~Canopy~~	~~§ 136.1(b)~~	~~P~~
~~747.16~~	~~Marquee~~	~~§ 136.1(c)~~	~~P~~

~~747.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~747.20~~	~~Floor Area Ratio~~	~~§§ 102.9, 102.11, 123~~	~~3.6 to 1~~ ~~§ 124(a) and (b)~~
~~747.21~~	~~Use Size [Non-Residential]~~	~~§§ 121.2, 790.130~~	~~P up to 5,999 sq. ft.;~~ ~~C 6,000 sq. ft. & above~~
~~747.22~~	~~Off-Street Parking, Non-residential~~	~~§§ 145.1, 150, 151.1, 153-157, 159-160, 204.5~~	~~None required. Maximum permitted as set forth in Section 151.1~~
~~747.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 152, 153-155, 161(b), 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~
~~747.24~~	~~Outdoor Activity Area~~	~~§§ 145.2(a), 790.70~~	~~P if located in front;~~ ~~C if located elsewhere~~
~~747.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	-
~~747.26~~	~~Walk-Up Facility~~	~~§§ 145.2(b), 790.140~~	~~P if recessed 3 ft.;~~ ~~C if not recessed~~
~~747.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~No limit~~
~~747.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	-

~~747.31~~	~~Business Sign~~	~~§§ 262, 602-604, 607.1(f)(2), 608, 609~~	~~P~~
~~747.32~~	~~Other Signs~~	~~§§ 262, 602-604, 607.1(c), (d), and (g), 608, 609~~	~~P~~

~~No.~~	~~Zoning Category~~	~~§ References~~	~~Fillmore Street Transit Controls by Story~~		
—	-	~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~

~~747.36~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~NP~~	~~NP~~
~~747.37~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~747.38~~	~~Residential Division~~	~~§ 207.8~~	~~P~~	~~P~~	~~P~~
~~747.39~~	~~Residential Merger~~	~~§ 317~~	~~C~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~747.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	~~P~~
~~747.41~~	~~Bar~~	~~§ 790.22~~	~~P~~	~~P~~	-
~~747.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P~~	~~P~~	-
~~747.44~~	~~Restaurant~~	~~§ 790.91~~	~~P~~	~~P~~	-

~~747.45~~	~~Liquor Store~~	~~§ 790.55~~	-	-	-
~~747.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	~~P~~	-
~~747.47~~	~~Adult Entertainment~~	~~§ 790.36~~	~~C~~	~~C~~	-
~~747.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P~~	~~P~~	-
~~747.49~~	~~Financial Service~~	~~§ 790.110~~	~~P~~	~~P~~	-
~~747.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~P~~	~~P~~	-
~~747.51~~	~~Medical Service~~	~~§ 790.114~~	~~P~~	~~P~~	~~P~~
~~747.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	-
~~747.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~P~~	~~P~~	~~P~~
~~747.54~~	~~Massage Establishment~~	~~§ 790.60 §§ 29.1-29.32 Health Code~~	~~C~~	~~C~~	-
~~747.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~747.56~~	~~Automobile Parking~~	~~§§ 145.1, 156, 160, 790.8~~	~~C~~	-	-
~~747.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	~~C~~	-	-
~~747.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~	-	-
~~747.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	~~C~~	-
~~747.60~~	~~Automotive Wash~~	~~§ 790.18~~	~~C~~	-	-

~~747.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	~~C~~	-	-
~~747.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	-	-
~~747.63~~	~~Ambulance Service~~	~~§ 790.2~~	~~C~~	-	-
~~747.64~~	~~Mortuary~~	~~§ 790.62~~	~~C~~	~~C~~	~~C~~
~~747.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P~~	~~C~~	~~C~~
~~747.66~~	~~Storage~~	~~§ 790.117~~	~~C~~	~~C~~	~~C~~
~~747.68~~	~~Fringe Financial Services~~	~~§ 790.111~~	~~NP #~~	-	-
~~747.69~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~747.69B~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~C~~	-	-
~~747.69C~~	~~Neighborhood Agriculture~~	~~§ 102.35(a)~~	~~P~~	~~P~~	~~P~~
~~747.69D~~	~~Large Scale Urban Agriculture~~	~~§ 102.35(b)~~	~~C~~	~~C~~	~~C~~
~~***Institutions and Non-Retail Sales and Services***~~					
~~747.70~~	~~Administrative Service~~	~~§ 790.106~~	~~C~~	~~C~~	~~C~~
~~747.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	~~C~~	~~C~~	~~C~~
~~747.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~P~~	~~P~~
~~747.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~747.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~

~~747.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	~~P #~~	-	-
~~747.85~~	~~Philanthropic Administrative Service~~	~~§ 790.107~~	-	~~P~~	-
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~747.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~747.91~~	~~Residential Density, Dwelling Units~~	~~§§ 207, 207.1, 207.4, 790.88(a)~~	~~No residential 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. § 207.4, 207.6~~		
~~747.92~~	~~Residential Density, Group Housing~~	~~§§ 207.1, 208, 790.88(b)~~	~~No group housing 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.~~ ~~§ 208~~		
~~747.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)~~		
~~747.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 151.1, 153-157, 159-160~~	~~None required. P up to .5 cars per unit, C up to .75 cars per unit, NP above~~		
~~747.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~**SPECIFIC PROVISIONS FOR THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**~~

~~**Article 7 Code Section**~~	~~**Other Code Section**~~	~~**Zoning Controls**~~

§ 747.68	*§ 249.35*	*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 Fillmore Street NCD.* ***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).*
§ 747.84	*§ 790.141 Health Code § 3308*	*Medical Cannabis Dispensaries may only operate between the hours of 8 a.m. and 10 p.m.*

* * * *

Table 748. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	*Zoning Category*	*§ References*	*Japantown Controls*
BUILDING STANDARDS			
748.10	*Height and Bulk Limit*	*§§ 102, 105, 106, 250-252, 260, 261.1,*	*Generally 50-X, and 65-A along Fillmore Street. In the 50-X height district, an*

		~~261.3, 263.20, 270, 271~~	~~additional five feet height allowed for the ground floor for active uses (as defined in 145.1(b)). Upper story setback of one foot for every foot above 35 feet in height from the front property line required along Buchanan Street between Post and Sutter. See Zoning Map.~~
~~748.11~~	~~Lot Size [Per Development]~~	~~§§ 121.1, 790.56~~	~~P up to 9,999 sq. ft.; C 10,000 sq. ft. and above~~
~~748.12~~	~~Rear Yard~~	~~§§ 130, 134, 136~~	~~Required at residential levels § 134(a) and (e)~~
~~748.13~~	~~Street Frontage~~	~~§ 145.1~~	~~Required~~

~~748.13a~~	~~Street Frontage, Above Grade Parking Setback and Active Uses~~	~~§ 145.1~~	~~Minimum 25 feet on ground floor, 15 feet on floors above~~
~~748.13b~~	~~Street Frontage, Required Ground Floor Commercial~~	~~§ 145.4~~	~~Requirements apply to Buchanan Street between Post Street and Sutter Street and Post Street between Fillmore Street and Laguna Street on the south side, between Webster Street and Laguna Street on the north side.~~
~~748.13c~~	~~Street Frontage, Parking and Loading Access Restrictions~~	~~§ 155(r)~~	~~Restrictions apply to the north side of Post Street from Webster Street to Laguna Street; the south side of Post Street from Fillmore Street to Webster Street; and Buchanan Street~~

			~~from Post Street to Sutter Street.~~
~~748.14~~	~~Awning~~	~~§§ 102, 136.1(a)~~	~~P~~
~~748.15~~	~~Canopy~~	~~§§ 102, 136.1(b)~~	~~P~~
~~748.16~~	~~Marquee~~	~~§§ 102, 136.1(c)~~	~~P~~
~~748.17~~	~~Streetscape and Pedestrian Improvements~~	~~§ 138.1~~	~~Required~~
~~**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**~~			
~~748.20~~	~~Floor Area Ratio~~	~~§§ 102, 123~~	~~3.6 to 1 § 124(a) and (b)~~
~~748.21~~	~~Use Size [Non-Residential]~~	~~§§ 121.2, 790.130~~	~~P up to 2,499 sq. ft.; C 2,500 sq. ft. & above~~
~~748.22~~	~~Off-Street Parking, Non-residential~~	~~§§ 145.1, 150, 151.1, 153-157, 159-160, 161(g), 204.5~~	~~None required. Maximum permitted as set forth in Section 151.1~~

~~748.23~~	~~Off-Street Freight Loading~~	~~§§ 150, 152, 153-155, 161(b), 204.5~~	~~Generally, none required if gross floor area is less than 10,000 sq. ft.~~
~~748.24~~	~~Outdoor Activity Area~~	~~§§ 145.2(a), 790.70~~	~~P if located in front; C if located elsewhere~~
~~748.25~~	~~Drive-Up Facility~~	~~§ 790.30~~	~~NP~~
~~748.26~~	~~Walk-Up Facility~~	~~§ 790.140~~	~~P~~
~~748.27~~	~~Hours of Operation~~	~~§ 790.48~~	~~P 6 a.m. - 2 a.m. C 2 a.m. - 6 a.m.~~
~~748.30~~	~~General Advertising Sign~~	~~§§ 262, 602-604, 608, 609~~	~~NP~~
~~748.31~~	~~Business Sign~~	~~§§ 262, 602-604, 607.1(f)(2), 608, 609~~	~~P #~~
~~748.32~~	~~Other Signs~~	~~§§ 262, 602-604, 607.1(c),~~	~~P~~

			~~(d), and (g), 608, 609~~		
~~No.~~	~~Zoning Category~~	~~§ References~~	~~Japantown Controls by Story~~		
—		~~§ 790.118~~	~~1st~~	~~2nd~~	~~3rd+~~
~~748.38~~	~~Residential Conversion~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~748.39~~	~~Residential Demolition~~	~~§ 317~~	~~P~~	~~C~~	~~C~~
~~**Retail Sales and Services**~~					
~~748.40~~	~~Other Retail Sales and Services [Not Listed Below]~~	~~§ 790.102~~	~~P~~	~~P~~	~~C~~
~~748.41~~	~~Bar~~	~~§ 790.22~~	~~P #~~	~~C #~~	~~C #~~
~~748.43~~	~~Limited Restaurant~~	~~§ 790.90~~	~~P #~~	~~P #~~	~~C #~~
~~748.44~~	~~Restaurant~~	~~§ 790.91~~	~~P #~~	~~P #~~	~~C #~~
~~748.45~~	~~Liquor Store~~	~~§ 790.55~~	~~P~~	~~C~~	-
~~748.46~~	~~Movie Theater~~	~~§ 790.64~~	~~P~~	~~P~~	~~P~~
~~748.47~~	~~Adult Entertainment~~	~~§ 790.36~~	-	-	-

~~748.48~~	~~Other Entertainment~~	~~§ 790.38~~	~~P #~~	~~P #~~	~~C #~~
~~748.49~~	~~Financial Service~~	~~§ 790.110~~	~~P #~~	~~C #~~	~~C #~~
~~748.50~~	~~Limited Financial Service~~	~~§ 790.112~~	~~C~~	~~P~~	~~P~~
~~748.51~~	~~Medical Service~~	~~§ 790.114~~	~~C~~	~~P~~	~~P~~
~~748.52~~	~~Personal Service~~	~~§ 790.116~~	~~P~~	~~P~~	~~C~~
~~748.53~~	~~Business or Professional Service~~	~~§ 790.108~~	~~C~~	~~P~~	~~P~~
~~748.54~~	~~Massage Establishment~~	~~§ 790.60 §§ 29.1-29.33 Health Code~~	~~C~~	~~C~~	~~C~~
~~748.55~~	~~Tourist Hotel~~	~~§ 790.46~~	~~C~~	~~C~~	~~C~~
~~748.56~~	~~Automobile Parking~~	~~§§ 145.1, 156, 160, 790.8~~	~~C~~	~~C~~	~~C~~
~~748.57~~	~~Automotive Gas Station~~	~~§ 790.14~~	-	-	-
~~748.58~~	~~Automotive Service Station~~	~~§ 790.17~~	~~C~~	-	-
~~748.59~~	~~Automotive Repair~~	~~§ 790.15~~	~~C~~	-	-
~~748.60~~	~~Automotive Wash~~	~~§ 790.18~~	-	-	-
~~748.61~~	~~Automobile Sale or Rental~~	~~§ 790.12~~	~~C~~	-	-

~~748.62~~	~~Animal Hospital~~	~~§ 790.6~~	~~C~~	-	-
~~748.63~~	~~Ambulance Service~~	~~§ 790.2~~	-	-	-
~~748.64~~	~~Mortuary~~	~~§ 790.62~~	-	-	-
~~748.65~~	~~Trade Shop~~	~~§ 790.124~~	~~P #~~	~~P #~~	~~P~~ #
~~748.66~~	~~Storage~~	~~§ 790.117~~	-	-	-
~~748.68~~	~~Fringe Financial Services~~	~~§ 790.111~~	-	-	-
~~748.69a~~	~~Tobacco Paraphernalia Establishments~~	~~§ 790.123~~	~~C~~	-	-
~~748.69b~~	~~Amusement Game Arcade (Mechanical Amusement Devices)~~	~~§ 790.4~~	~~P #~~	~~P #~~	~~P~~ #
~~748.69c~~	~~Neighborhood Agriculture~~	~~§ 102~~	~~P~~	~~P~~	~~P~~
~~748.69d~~	~~Large-Scale Urban Agriculture~~	~~§ 102~~	~~C~~	~~C~~	~~C~~
~~**Institutions and Non-Retail Sales and Services**~~					
~~748.70~~	~~Administrative Service~~	~~§ 790.106~~	-	~~C~~	~~C~~
~~748.80~~	~~Hospital or Medical Center~~	~~§ 790.44~~	-	-	-
~~748.81~~	~~Other Institutions, Large~~	~~§ 790.50~~	~~P~~	~~P~~	~~P~~
~~748.82~~	~~Other Institutions, Small~~	~~§ 790.51~~	~~P~~	~~P~~	~~P~~
~~748.83~~	~~Public Use~~	~~§ 790.80~~	~~C~~	~~C~~	~~C~~

~~748.84~~	~~Medical Cannabis Dispensary~~	~~§ 790.141~~	-	-	-
~~748.85~~	~~Philanthropic Administrative Service~~	~~§ 790.107~~	~~C~~	~~P~~	~~P~~
~~**RESIDENTIAL STANDARDS AND USES**~~					
~~748.90~~	~~Residential Use~~	~~§ 790.88~~	~~P~~	~~P~~	~~P~~
~~748.91~~	~~Residential Density, Dwelling Units~~	~~§§ 207, 207.1, 207.4, 790.88(a)~~	~~Generally, 1 unit per 400 sq. ft. lot area~~		
~~748.92~~	~~Residential Density, Group Housing~~	~~§§ 207.1, 208, 790.88(b)~~	~~Generally, 1 bedroom per 210 sq. ft. lot area~~		
~~748.93~~	~~Usable Open Space [Per Residential Unit]~~	~~§§ 135, 136~~	~~Generally, either 100 sq. ft. if private, or 133 sq. ft. if common~~ ~~§ 135(d)~~		
~~748.94~~	~~Off-Street Parking, Residential~~	~~§§ 150, 151.1, 153-157, 159-160~~	~~None required. P up to .75 cars per unit, C up to 1.00 cars per unit, NP above~~		
~~748.95~~	~~Community Residential Parking~~	~~§ 790.10~~	~~C~~	~~C~~	~~C~~

~~**SPECIFIC PROVISIONS FOR THE JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT**~~

~~*Article 7 Code Section*~~	~~*Other Code Section*~~	~~*Zoning Controls*~~
~~*§ 748.31*~~	-	~~*Business signs are also subject to the guidelines in the "Commission Guide for Formula Retail."*~~
~~*§§ 748.38-748.95*~~	-	~~*The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.*~~
~~*§ 748.41*~~ ~~*§ 748.43*~~ ~~*§ 748.44*~~ ~~*§ 748.48*~~ ~~*§ 748.65*~~ ~~*§ 748.69b*~~	~~*§§ 2901, 2909(b) of the Police Code*~~	~~*No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section 2901(f) by more than 8 dBC.*~~
~~*§ 748.49*~~	~~*§ 790.110*~~	~~*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.*~~

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment, or the effective date of the companion ordinance in Board of Supervisors File No. _____ that enacts new Article 7 Zoning Control Tables and makes other amendments to the Planning Code, whichever is later. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the

ordinance. If the companion ordinance is vetoed by the Mayor and the Board of Supervisors does not override that veto, then this ordinance shall expire immediately by operation of law and be of no force or effect.

Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

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

By: Judith A. Boyajian
JUDITH A. BOYAJIAN
Deputy City Attorney
n:\legana\as2016\1600365\01173006.docx

FILE NO. 170204

LEGISLATIVE DIGEST

[Planning Code - Deletion of Duplicate Definitions and Outdated Article 7 Zoning Control Tables]

Ordinance amending Planning Code, Article 7, to delete Zoning Control Tables that are superseded by new Zoning Control Tables in a companion ordinance and to delete duplicate definitions previously relocated to Article 2 and related outdated text; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Article 7 establishes a number of general and named Neighborhood Commercial (NC) and Neighborhood Commercial Transit (NCT) Districts as well as some Subdistricts and Restricted Use Districts. Land use controls, development standards, and density controls for each District are outlined in a Zoning Control Table. Specific uses are defined in Sections 790.2 through 790.142. Other sections of the Planning Code that are applicable to Neighborhood Commercial Districts are listed in Section 799.

Amendments to Current Law

This ordinance is one of two interrelated ordinances that reorganize and update Article 7 of the Planning Code. Because the two ordinances are interrelated, the amendments made by this ordinance will not go into effect unless the companion ordinance is also enacted and in effect.

This ordinance deletes all the current Article 7 zoning control tables, the definitions that were added to Section 102 in the Article 2 reorganization legislation but temporarily left in Article 7, and other text that became outdated with the enactment of the Article 2 reorganization legislation. The companion ordinance reorganizes Article 7, revises all the Article 7 Zoning Control Tables to match the format of the Tables in Article 2, and makes technical and substantive amendments to applicable sections in other Articles to update, correct, clarify, and simplify language.

All the proposed amendments – both technical and substantive -- are detailed and explained in the Executive Summary that was prepared for the Planning Commission hearing by Department staff, which will be transmitted to the Board as part of the legislative package. The Executive Summary describes the Main Amendments, the Definition Changes, the specific amendments to the Sunset Neighborhood Commercial District (NCD), the co-terminous North Beach NCD and North Beach Special Use District, and an amendment to the Broadway NCD.

n:\legana\as2016\1600365\01171352.docx