

FILE NO. 171187

ORDINANCE NO.

1 [Planning Code - Cannabis Regulation]

2
3 **Ordinance amending the Planning Code to 1) regulate cannabis land uses, including,**
4 **among other things, adult use cannabis retail, Medical Cannabis Dispensaries,**
5 **delivery-only services, manufacture of cannabis products, cannabis cultivation, and**
6 **cannabis testing; 2) allow Medical Cannabis Dispensaries in additional zoning**
7 **districts; 3) establish a land use process for the conversion of existing Medical**
8 **Cannabis Dispensaries to Cannabis Retail establishments; 4) establish location and**
9 **operating conditions for cannabis uses; 5) repeal Ordinance No. 186-17, which limited**
10 **the number of medical cannabis dispensaries in Supervisorial District 11; and 6)**
11 **create a limit the number of three Medical Cannabis Dispensaries and Cannabis Retail**
12 **Uses in various Neighborhood Commercial Districts and other commercial corridors,**
13 **in any combination, in the Excelsior Outer Mission Street Neighborhood Commercial**
14 **District; 7) allow Medical Cannabis Dispensaries and Cannabis Retail Uses with**
15 **conditional use authorization in NC-1 Districts south of Lincoln Way and West of**
16 **Sunset Boulevard; 8) prohibit and Medical Cannabis Dispensaries and Cannabis**
17 **Retail Uses in the Chinatown Mixed-Use Districts; 9) delete superseded Planning**
18 **Code provisions; affirming the Planning Department’s determination under the**
19 **California Environmental Quality Act; and making findings of consistency with the**
20 **General Plan, and the eight priority policies of Planning Code, Section 101.1, and**
21 **public necessity, convenience, and welfare findings pursuant to Planning Code,**
22 **Section 302.**

23 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
24 **Additions to Codes** are in *single-underline italics Times New Roman font*.
25 **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. Environmental and Land Use 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. 171041 and is incorporated herein by reference. The Board affirms this determination.

(b) On October 19, 2017, the Planning Commission, in Resolution No. 20029, 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. 171041, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 20029, and the Board incorporates such reasons herein by reference.

Section 2. Findings Regarding Cannabis Uses.

(a) Each neighborhood of San Francisco has unique land use characteristics, including location, density of uses, neighborhood character and population served.

1 (b) Cannabis Retail Uses are a new land use, the impacts of which are not yet fully
2 known. The permitting and operating regulations for Cannabis Retail Uses are still being
3 developed.

4 (c) The controls in this ordinance are intended to preserve the diversity of uses that
5 serve the various neighborhoods and communities of San Francisco and to ensure that
6 neighborhood-serving commercial space is preserved, while allowing for the orderly
7 development of cannabis-related uses.

8
9 Section 23. The Planning Code is hereby amended by revising Sections 102, 202.2,
10 204.3, 209.1, 209.2, 210.3, 303, 303.1, 312, 703, 710-726, 728-734, 750-764, 803.2, 803.3,
11 810-818, 840-845, 890.52, 890.54, and 890.111; adding Sections 190 and 890.125; and
12 deleting Sections 739-742, 745, and 748, to read as follows:

13
14 **SEC. 102. DEFINITIONS.**

15 * * * *

16 **Agricultural Food, Fiber and Beverage Processing 1.** An Industrial use that involves the
17 processing of ~~food stuffs,~~ agricultural ~~products~~fibers, and beverages with a low potential for
18 noxious fumes, noise, and nuisance to the surrounding area, including but not limited to
19 bottling plants, breweries, dairy products plant, malt manufacturing or processing plant, fish
20 curing, smoking, or drying, cereal manufacturing, liquor distillery, manufacturing of felt or
21 shoddy, processing of hair or products derived from hair, pickles, sauerkraut, vinegar, yeast,
22 soda or soda compounds, meat products, and fish oil. This use does not include the
23 processing of wood pulp, and is subject to the operating conditions outlined in Section
24 202.2(d).

1 **Agricultural Food, Fiber and Beverage Processing 2.** An Industrial Use that involves the
2 processing of ~~food stuffs,~~ agricultural products fibers, and beverages with a high potential for
3 noxious fumes, noise, and nuisance to the surrounding area, including but not limited to a
4 flour mill,; sugar refinery,; manufacturer of cannabis products or extracts that are derived by using
5 volatile organic compounds (any use requiring License Type 7—Manufacturer 2, as defined in
6 California Business and Professions Code, Division 10); and facility for wool pulling or scouring.
7 This use does not include the processing of wood pulp, and is subject to the operating
8 conditions outlined in Section 202.2(d).
9

10 **Agriculture.** A Use Category that includes Industrial Agriculture, Neighborhood Agriculture,
11 and Large-Scale Urban Agriculture,~~and Greenhouse.~~
12

13 **Agriculture, Industrial Greenhouse.** An Agricultural use that involves the cultivation of plants
14 for wholesale sales or industrial uses~~inside a glass building.~~ This use includes, but is not limited to,
15 plant nurseries and cannabis cultivation operations, and is subject to the location and operating
16 conditions listed in Section 202.2(c). For the cultivation of cannabis, this definition includes all
17 cultivation pursuant to state license types that allow for indoor and/or mixed-light cultivation with up
18 to 22,000 sq. ft. of canopy. This definition does not include accessory structures located in a
19 required rear yard that comply with Section 136(c)(22) of this Code.
20

21 **Agriculture, Large-Scale Urban.** An Agricultural Use that is characterized by the use of
22 land for the production of food or horticultural crops to be harvested, sold, ~~or~~ donated, or
23 otherwise not used or consumed by the operator of the premises that occur: (a) on a plot of land
24 one acre or larger or (b) on smaller parcels that cannot meet the physical and operational
25 standards for Neighborhood Agriculture. This use is subject to location and operational

1 conditions outlined in Section 202.2(c) ~~of this Code~~ and does not include any cannabis-related use
2 or any other agricultural activities, including the cultivation of cannabis for personal use.

3
4 **Agriculture, Neighborhood.** An Agricultural Use that occupies less than one acre for the
5 production of food or horticultural crops to be harvested, sold, or donated and complies with
6 the controls and standards herein. The use includes, but is not limited to, home, kitchen, and
7 roof gardens. Farms that qualify as Neighborhood Agricultural ~~Use~~ may include, but are not
8 limited to, community gardens, community-supported agriculture, market gardens, and
9 private farms. Neighborhood Agricultural ~~Use~~ may be principal or accessory use. This use
10 is subject to location and operational conditions outlined in Section 202.2(c) ~~of this Code~~ and
11 does not include any cannabis-related use or any other agricultural activities, including the
12 cultivation of cannabis for personal use.

13 * * * *

14 **Cannabis Retail.** A Retail Sales and Service Use that sells or otherwise provides cannabis and
15 cannabis-related products for adult use, and that may also include the sale or provision of cannabis
16 for medicinal use. ~~Cannabis may be consumed on site pursuant to authorization by the City's~~
17 ~~Office of Cannabis and Department of Public Health, as applicable.~~ A Cannabis Retail
18 establishment may only be operated by the holder of (a) a valid license from the State of California
19 (License Type 10—Retailer, as defined in California Business and Professions Code, Division 10)
20 and (b) a valid permit from the City's Office of Cannabis. This use is subject to operating and
21 location restrictions set forth in Section 202.2(a).

22 * * * *

23 **Industrial Use.** A Use Category continuing the following uses: Agricultural and Beverage
24 Processing 1 and 2, Automobile Wrecking, Automobile Assembly, ~~Food Fiber and Beverage~~
25 ~~Processing 1 and 2~~, Grain Elevator, Hazardous Waste Facility, Junkyard, Livestock

1 Processing 1 and 2, Heavy Manufacturing 1, 2, and 3, Light Manufacturing, Metal Working,
2 Power Plant, Ship Yard, Storage Yard, Volatile Materials Storage, and Truck Terminal.

3 * * * *

4 **Laboratory.** A Non-Retail Sales and Services Use intended or primarily suitable for
5 scientific research. The space requirements of uses within this category include specialized
6 facilities and/or built accommodations that distinguish the space from Office uses, Light
7 Manufacturing, or Heavy Manufacturing. Examples of laboratories include the following:

- 8 (a) Chemistry, biochemistry, or analytical laboratory;
- 9 (b) Engineering laboratory;
- 10 (c) Development laboratory;
- 11 (d) Biological laboratories including those classified by the Centers for Disease
12 Control (CDC) and National Institutes of Health (NIH) as Biosafety level 1, Biosafety level 2,
13 or Biosafety level 3;
- 14 (e) Animal facility or vivarium, including laboratories classified by the CDC/NIH as
15 Animal Biosafety level 1, Animal Biosafety level 2, or Animal Biosafety level 3;
- 16 (f) Support laboratory;
- 17 (g) Quality assurance/Quality control laboratory; ~~and~~
- 18 (h) Core laboratory; and

19 (i) Cannabis testing facility (any use requiring License Type 8—Testing Laboratory, as
20 defined in California Business and Professions Code, Division 10).

21 * * * *

22 **Manufacturing, Light.** An Industrial Use that provides for the fabrication or production of
23 goods, by hand or machinery, for distribution to retailers or wholesalers for resale off the
24 premises, primarily involving the assembly, packaging, repairing, or processing of previously
25 prepared materials. Light manufacturing uses include production and custom activities

1 usually involving individual or special design, or handiwork, such as the following fabrication
2 or production activities, as may be defined by the Standard Industrial Classification Code

3 Manual as light manufacturing uses:

- 4 (a) Food processing;
- 5 (b) Apparel and other garment products;
- 6 (c) Furniture and fixtures;
- 7 (d) Printing and publishing of books or newspapers;
- 8 (e) Leather products;
- 9 (f) Pottery;
- 10 (g) Glass-blowing;
- 11 (h) Commercial laundry, rug cleaning, and dry cleaning facility; ~~or~~
- 12 (i) Measuring, analyzing, and controlling instruments; photographic, medical, and

13 optical goods; watches and clocks; or

14 (j) Manufacture of cannabis products or cannabis extracts that are derived without the use of
15 volatile organic compounds (any use requiring License Type 6—Manufacturer 1, as defined in
16 California Business and Professions Code, Division 10).

17
18 It shall not include Trade Shop, Agricultural and Beverage Processing 1 or 2, or Heavy
19 Manufacturing 1, 2, or 3. This use is subject to the location and operation controls in
20 Section 202.2(d).

21 * * * *

22 **Medical Cannabis Dispensary.** An Institutional Healthcare Use that is either (a) a
23 cooperative or collective operating under the authority of a permit issued by the Director of Health
24 under Article 33 of the Health Code, or (b) a Medicinal Cannabis Retailer as defined in Police Code

1 Section 1602. A Medical Cannabis Dispensary Use defined in Section 3301(f) of the San Francisco
2 Health Code, which is permitted only if it meets the conditions listed in Section 202.2(e).

3 * * * *

4 **Service, Parcel Delivery.** A Non-Retail Automotive Use limited to facilities for the
5 unloading, sorting, and reloading of local retail merchandise for *home* deliveries, including but
6 not limited to cannabis and cannabis products, where the operation is conducted entirely within
7 a completely enclosed building, including garage facilities for local delivery trucks, but
8 excluding repair shop facilities. Where permitted in PDR Districts, this use is not required to
9 be operated within a completely enclosed building.

10 * * * *

11 **Wholesale Sales.** A Non-Retail Sales and Service Use that exclusively provides goods or
12 commodities for resale or business use, including accessory storage. This use includes
13 cannabis distribution (any use requiring License Type 11—Distributor, as defined in California
14 Business and Professions Code, Division 10). It shall not include a nonaccessory storage
15 warehouse.

16 * * * *

17 **SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES.**

18 * * * *

19 **Table 145.4**

Reference for Commercial, Neighborhood Commercial, and Residential- Commercial Districts	Reference for Mixed Use Districts	Use
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* * * *	* * * *	* * * *
<u>102</u>	<u>890.125</u>	<u>Cannabis Retail</u>
* * * *	* * * *	* * * *

SECTION 190. CONVERSION OF MEDICAL CANNABIS DISPENSARIES TO CANNABIS RETAIL ESTABLISHMENTS.

(a) Except as specified below, An establishment that either holds a valid permit from the Department of Public Health to operate as a Medical Cannabis Dispensary as of the effective date of the ordinance in Board File No. _____ (“DPH-Permitted MCD”) or that submitted a complete application for such a permit by July 20, 2017 and receives such a permit from the Department of Public Health (“Grandfathered MCD”) shall be deemed a Cannabis Retail Use on January 1, 2018 or on the date it receives its permit from the Department of Public Health, whichever is later, may convert to a Cannabis Retail Use without obtaining Conditional Use authorization or seeking Mandatory Discretionary Review, by obtaining a building permit authorizing the change of use. Such permits are subject to neighborhood notification pursuant to Sections 311 and 312, if applicable.

(b) A DPH-Permitted Grandfathered MCD converting to a Cannabis Retail Use pursuant to this Section 190 is not subject to the locational restrictions for Cannabis Retail set forth in Section 202.2(a).

(c) In the Irving, Judah, Noriega, Ocean Avenue, Taraval and West Portal Avenue Neighborhood Commercial Districts and on Taraval Street between Forest Side Avenue and 19th Avenue, a Grandfathered MCD must seek Mandatory Discretionary Review in order to obtain a building permit authorizing a change of use to a Cannabis Retail Use. Such permits are subject to neighborhood notification pursuant to Sections 311 and 312, if applicable.

1 ~~(d) In order for a DPH-Permitted MCD to convert to a Cannabis Retail Use pursuant~~
2 ~~to this Section 190, a completed application for the change of use must be submitted to the~~
3 ~~Department of Building Inspection no later than June 30, 2018, and a first approval by the~~
4 ~~Planning Department or Planning Commission must be received on or before December 31,~~
5 ~~2019. An application will be deemed to have received its first approval from the Planning~~
6 ~~Department or Planning Commission when that body issues its decision, regardless of~~
7 ~~whether any appeal or lawsuit is subsequently filed challenging any City approval related to~~
8 ~~the application.~~

9 ~~(ded) All other applications for a change of use from a DPH-Permitted MCD~~
10 ~~Cannabis Dispensary Use to a Cannabis Retail Use shall be subject to the zoning controls for the~~
11 ~~district in which the DPH-Permitted MCD Medical Cannabis Dispensary is located.~~

12 ~~(efe) This Section 190 shall expire by operation of law on January 1, 2020. Upon its~~
13 ~~expiration, the City Attorney shall cause this Section 190 to be removed from the Planning Code.~~

14 **SEC. 202.2. LOCATION AND OPERATING CONDITIONS.**

15 (a) **Retail Sales and Service Uses.** The Retail Sales and Service Uses listed below
16 shall be subject to the corresponding conditions:

17 * * * *

18 (5) Cannabis Retail. A Cannabis Retail establishment must meet all of the following
19 conditions:

20 (A) A Cannabis Retail establishment must apply for a permit from the Office of
21 Cannabis pursuant to Article 16 of the Police Code prior to submitting an application to the Planning
22 Department.

23 (B) The parcel containing the Cannabis Retail Use shall not be located within
24 a ~~600~~1000-foot radius of a parcel containing an existing School, public or private, or a day care
25 center, as defined in California Health and Safety Code 1596.76, as that Section may be

1 amended from time to time, unless a State licensing authority specifies a different radius, in which
2 case that different radius shall apply. There shall be no minimum radius from a Cannabis
3 Retail Use to an existing youth center, unless a State licensing authority specifies a
4 minimum radius, in which case that minimum radius shall apply.

5 (C) In addition, the parcel containing the Cannabis Retail Use shall not
6 be located within a 300-foot radius of a parcel for which a valid permit from the City's Office
7 of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued a
8 Cannabis Retail Use shall require Conditional Use authorization if there are more than two
9 other existing Cannabis Retail establishments or Medical Cannabis Dispensaries, in any
10 combination, within a 1,000 foot radius of the proposed site. The parcel containing the
11 Cannabis Retail Use shall not be located within a 600-foot radius of a parcel for which a
12 valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal
13 Cannabis Retailer has been issued. There shall be no minimum radius from a Cannabis
14 Retail Use to an existing day care center or youth center, unless a State licensing authority
15 specifies a minimum radius, in which case that minimum radius shall apply.

16 (D) In addition to the requirements for the location of Cannabis Retail
17 Uses in Article 7, the following requirements shall apply:

18 (i) In the West Portal Avenue and Ocean Avenue Neighborhood
19 Commercial Districts and on Taraval Street between Forest Side Avenue and 19th Avenue,
20 the parcel containing the Cannabis Retail Use shall not be located within a 1000-foot radius
21 of a parcel containing an existing School, public or private, or an existing day care center, as
22 defined in California Health and Safety Code 1596.76, as that Section may be amended
23 from time to time, unless a State licensing authority specifies a different radius, in which
24 case that different radius shall apply.

1 (ii) On Taraval Street between Forest Side Avenue and 19th
2 Avenue, a maximum of either one Medical Cannabis Dispensary or Cannabis Retail Use is
3 permitted at any given time.

4 (iii) On Chestnut Street between Broderick and Webster Streets,
5 and on Lombard Street between Broderick Street and Van Ness Avenue, a maximum of one
6 Cannabis Retail Use is permitted at any given time.

7 (D) Cannabis may be consumed or smoked on site pursuant to
8 authorization by the City’s Office of Cannabis as applicable.

9 * * * *

10 (c) **Agriculture Use.** The Agricultural Uses listed below shall be subject to the
11 corresponding conditions:

12 (1) **Agricultural Uses, General.**

13 Any plot of land that exceeds 1,000 square feet and is newly established shall comply
14 with the applicable water use requirements of Administrative Code Chapter 63. Pursuant to
15 Section 63.6.2(b) of the Administrative Code, no permit for any site where the modified land
16 area exceeds 1,000 square feet shall be issued until the General Manager of the Public
17 Utilities Commission has approved the applicable landscape project documentation.

18 * * * *

19 (3) **Industrial Agriculture.**

20 Cannabis must only be grown within an enclosed structure.

21 (d) **Industrial Uses.** The Industrial and PDR uses listed below shall be subject to
22 the corresponding conditions:

23 (1) **Heavy Manufacturing 1, Metal Working, and Agricultural Food, Fiber,**
24 **and Beverage Processing 1 and 2.** These uses are required to operate within a
25 completely enclosed building, with no opening, other than fixed windows or exits required by

1 law, within 50 feet of any R District; No noise, vibration, or unhealthful emissions shall
2 extend beyond the premises of the use.

3 * * * *

4 (e) **Institutional Uses.** The Institutional Uses listed below shall be subject to the
5 corresponding conditions:

6 (1) **Medical Cannabis Dispensaries.** Medical Cannabis Dispensaries ~~ies~~ Uses
7 are required to meet all of the following conditions:

8 (A) A Medical Cannabis Dispensary Use shall apply for a permit from
9 the ~~Department of Public Health~~Office of Cannabis pursuant to ~~Section 3304~~Article 16 of the San
10 Francisco ~~Health~~Police Code prior to submitting an application to the Planning Department.

11 (B) The parcel containing the Medical Cannabis Dispensary Use shall
12 not be located ~~within a 600~~1000-foot radius of less than 1,000 feet from a parcel containing the
13 ~~grounds of a use primarily serving persons under 18 years of age and which consists of the~~
14 ~~following:~~an existing School, public or private, or a day care center, as defined in California
15 Health and Safety Code 1596.76, as that Section may be amended from time to time, or a
16 Public Facility, Community Facility, or Private Community Facility; unless a State licensing
17 authority specifies a different radius, in which case that different radius shall apply. There shall be
18 no minimum radius from a Medical Cannabis Dispensary Use to an existing youth center
19 unless a State licensing authority specifies a minimum radius, in which case that minimum
20 radius shall apply.

21 (C) In addition to the requirements for the location of Medical
22 Cannabis Dispensaries in Article 7, the following requirements shall apply:

23 (i) In the Ocean Avenue and West Portal Avenue Neighborhood
24 Commercial Districts and on Taraval Street between Forest Side Avenue and 19th Avenue,
25 the parcel containing the Medical Cannabis Dispensary Use shall not be located within a

1 1000-foot radius of a parcel containing an existing School, public or private, or an existing
2 day care center, as defined in California Health and Safety Code 1596.76, as that Section
3 may be amended from time to time, unless a State licensing authority specifies a different
4 radius, in which case that different radius shall apply.

5 (ii) On Taraval Street between Forest Side Avenue and 19th
6 Avenue, a maximum of either one Medical Cannabis Dispensary or Cannabis Retail Use is
7 permitted at any given time.

8 ~~(E) In addition, the parcel containing the Medical Cannabis~~
9 ~~Dispensary Use shall not be located within a 300-foot radius of a parcel for which a valid~~
10 ~~permit from the City's Office of Cannabis for a Cannabis Retailer or Medicinal Cannabis~~
11 ~~Retailer has been issued. Aa Medical Cannabis Dispensary shall require Conditional Use~~
12 ~~authorization if there are more than two other existing Cannabis Retail establishments or~~
13 ~~Medical Cannabis Dispensaries, in any combination, within a 1,000 foot radius of the~~
14 ~~proposed site. There shall be no minimum radius from a Medical Cannabis Dispensary Use~~
15 ~~to an existing day care center or youth center unless a State licensing authority specifies a~~
16 ~~minimum radius, in which case that minimum radius shall apply. Smoking on the premises~~
17 ~~of a Medical Cannabis Dispensary Use located within 1000/600 feet of a School, public or~~
18 ~~private, or a Public Facility, Community Facility, or Private Community Facility that primarily~~
19 ~~serves persons under 18 years of age is not permitted. The parcel containing the Medical~~
20 Cannabis Dispensary shall not be located within a 600-foot radius of a parcel for which a
21 valid permit from the City's Office of Cannabis for a Cannabis Retailer or Medicinal
22 Cannabis Retailer has been issued.

23 ~~If medical cannabis is smoked on the premises, the dispensary shall provide~~
24 ~~adequate ventilation within the structure such that doors and/or windows are not left open~~
25 ~~for such purposes resulting in odor emission from the premises;~~

1 (E) Cannabis may be consumed or smoked on site pursuant to
2 authorization by the City’s Office of Cannabis as applicable.

3 * * * *

4 (h) Cannabis-Related Uses. Except as otherwise specified in the Code, there shall be no
5 minimum radius from a cannabis-related Use to an existing School, public or private; day care
6 center, as defined in California Health and Safety Code 1596.76, as that Section may be
7 amended from time to time; or youth center unless a State licensing authority specifies a minimum
8 radius, in which case that minimum radius shall apply.

9 **SEC. 204.3. ACCESSORY USES FOR USES OTHER THAN DWELLINGS IN C, RC, M,**
10 **AND PDR DISTRICTS.**

11 (a) ~~Commercial, and Residential-Commercial, Districts-PDR, and M Districts.~~ No use
12 shall be permitted as a ~~An~~ Accessory ~~Use~~ to a lawful ~~p~~ Principal ~~or e~~ Conditional ~~Use in any~~
13 ~~Commercial or Residential-Commercial District which is subject to involves or requires any of the~~
14 following limitations:

15 (1) Floor Area Limitations. ~~The use of more~~ An Accessory Use cannot occupy more
16 than one-third of the total floor area occupied by such use, any additional accessory uses, and
17 the ~~p~~ Principal ~~or e~~ Conditional ~~Use to which it is accessory, except in the case of accessory~~
18 off-street parking or loading; ~~or~~

19 (2) Noise and Vibration Limitations. Any noise, vibration, or unhealthful
20 emissions may not ~~extend~~ beyond the premises of the use.

21 (3) Limitations on Cannabis Retail Accessory Uses. The sale of cannabis as an
22 accessory use is subject to any applicable limitations or regulations imposed by the Office of
23 Cannabis. Cannabis Retail is not permitted as an Accessory Use unless the Cannabis Retail
24 establishment holds a permit from the City’s Office of Cannabis specifically permitting Cannabis
25 Retail accessory to another activity on the same premises.

1 (b) **PDR and M Districts Specific Controls**. ~~No use shall be permitted as an accessory use~~
2 ~~to a lawful principal or conditional use in any PDR or M District that involves or requires the use of~~
3 ~~more than one-third (1/3) of the total floor area occupied by such use and the principal or~~
4 ~~conditional use to which it is accessory, except in the case of accessory retail, off-street parking, and~~
5 ~~loading.~~ Multiple PDR uses within a single building or development may combine their
6 accessory retail allotment into one or more shared retail spaces, provided that the total
7 allotment of accessory retail space per use does not exceed what otherwise would be
8 permitted by this Section 204.3.

9 (c) **C, M, and PDR Districts Specific Controls**. An antenna or a microwave or satellite
10 dish shall be permitted in, C, M, and PDR Districts, except PDR-1-B Districts, without regard
11 to the height of such antenna or microwave or satellite dish and without regard to the
12 proximity of such antenna or microwave or satellite dish to any R District, if the following
13 requirements are met:

14 (1) the antenna or dish will be used for the reception of indoor wireless,
15 microwave, radio, satellite, or television broadcasts for the exclusive benefit of the residents
16 or occupants in the building on which the facility is placed; ~~and~~

17 (2) the antenna or dish is an accessory use to a lawful principal or conditional
18 use.; and

19 (3) the antenna or dish shall comply with any applicable design review criteria,
20 including but not limited to any applicable design review criteria contained in the Wireless
21 Telecommunications Services Facility Siting Guidelines.

22 * * * *

1 **SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.**

2 * * * *

3 **Table 209.1**

4 **ZONING CONTROL TABLE FOR RH DISTRICTS**

Zoning Category	§ References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
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5 * * * *

Agricultural Use Category						
Agricultural Uses*	§§ 102, 202.2(c)	C	C	C	C	C
<i>Agriculture, Industrial</i>	<i>§§ 102, 202.2(c)</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>	<i>NP</i>
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P	P	P
* * * *						

16 **SEC. 209.2. RM (RESIDENTIAL, MIXED) DISTRICTS.**

17 * * * *

18 **Table 209.2**

19 **ZONING CONTROL TABLE FOR RM DISTRICTS**

Zoning Category	§ References	RM-1	RM-2	RM-3	RM-4
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20 * * * *

Agricultural Use Category					
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1	Agricultural Uses*	§§ 102, 202.2(c)	C	C	C	C
2	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P	P
4						
5	* * * *					
6						
7						

8 **SEC. 210.3. PDR DISTRICTS.**

9 * * * *

10 **Table 210.3**

11 **ZONING CONTROL TABLE FOR PDR DISTRICTS**

12 Zoning	13 § References	14 PDR-1-D	15 PDR-1-B	16 PDR-1-G	17 PDR-2
18 * * * *					
19 NON-RESIDENTIAL STANDARDS AND USES					
20 * * * *					
21 Agricultural Use Category					
22 Agricultural Uses*	23 §§ 102, 202.2(c)	24 P	25 P	P	P
<u>Agriculture,</u> <u>Industrial</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
* * * *					
Industrial Use Category					
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<i>Agricultural Food Fiber and Beverage Processing 1</i>	§§ -102, 202.2(d)	NP	P	P	P
<i>Agricultural Food Fiber and Beverage Processing 2</i>	§§ -102, 202.2(d)	NP	C	C	C
<i>Institutional Use Category</i>					
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	<i><u>NPP (1)</u></i>	<i><u>NPP (10)</u></i>	<i><u>NPP (9)</u></i>	<i><u>NPP (1)</u></i>
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Category					
Retail Sales and Service Uses*	§§ 102, 202.2(a)	P (1)	P (10)	P (9)	P (1)
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<i><u>Cannabis Retail</u></i>	<i><u>§§ 102, 202.2(a)</u></i>	<i><u>P (1)(21)</u></i>	<i><u>P (10)(21)</u></i>	<i><u>P (9)(21)</u></i>	<i><u>P (1)(21)</u></i>

* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
---------	---------	---------	---------	---------	---------

1

2

* * * *

3

(21) Cannabis Retail is only permitted where (a) the Cannabis Retail establishment holds a valid

4

Cannabis Microbusiness permit from the City’s Office of Cannabis, and (b) the Cannabis Retail Use

5

occupies no more than 1/3 of the total floor area occupied by the PDR and Cannabis Retail Uses on

6

the premises.

7

SEC. 303. CONDITIONAL USES.

8

* * * *

9

~~(1v)~~ **Affordable Housing Bonus Projects.** The purpose of this Section is to ensure

10

that all HOME-SF Projects under Section 206.3 and all Analyzed State Density Bonus

11

Program Projects under Section 206.5 are reviewed in coordination with priority processing

12

available for certain projects with greater levels of affordable housing. While most projects in

13

the Program will likely be somewhat larger than their surroundings in order to facilitate

14

higher levels of affordable housing, the Planning Commission and Department shall ensure

15

that each project is consistent with the Affordable Housing Bonus Design Guidelines and

16

any other applicable design guidelines, as adopted and periodically amended by the

17

Planning Commission, so that projects respond to their surrounding context, while still

18

meeting the City’s affordable housing goals.

19

* * * *

20

(2) Exceptions. This subsection ~~(1v)~~(2) shall not apply to State Analyzed

21

projects. As a component of the review process under this Section 303~~(1v)~~, the Planning

22

Commission may grant minor exceptions to the provisions of this Code as provided for

23

below, in addition to the development bonuses granted to the project in Section 206.3(d).

24

Such exceptions, however, should only be granted to allow building mass to appropriately

25

shift to respond to surrounding context, and only when the Planning Commission finds that

1 such modifications: (1) do not substantially reduce or increase the overall building envelope
2 permitted by the Program under Section 206.3; and (2) are consistent with the Affordable
3 Housing Bonus Design Guidelines. These exceptions may include:

4 * * * *

5 (F) Where not specified elsewhere in this subsection (v)(2),
6 modification of other Code requirements that could otherwise be modified as a Planned Unit
7 Development (as set forth in Section 304), irrespective of the zoning district in which the
8 property is located.

9 * * * *

10 (3) **Additional Criteria.** In addition to the criteria set forth in subsection (c)(2),
11 the Planning Commission shall consider the extent to which the following criteria are met:

12 * * * *

13 (F) whether any existing commercial or retail use has been
14 designated, or is eligible to be designated, as a Legacy Business under Administrative Code
15 Section 2A.242; or is a formula retail business.

16 * * * *

17 (w) Cannabis Retail.

18 With respect to any application for the establishment of a new Cannabis Retail Use, in
19 addition to the criteria set forth in subsections (c) and (d) above, the Commission shall consider the
20 geographic distribution of Cannabis Retail Uses throughout the City, the concentration of
21 Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the
22 proposed Cannabis Retail Use, the balance of other goods and services available within the
23 general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to
24 cannabis at nearby facilities that primarily serve youth, and any proposed measures to
25 counterbalance any such increase.

1 **(x) Medical Cannabis Dispensaries.**

2 With respect to any application for the establishment of a new Medical Cannabis
3 Dispensary Use, in addition to the criteria set forth in subsections (c) and (d) above, the
4 Commission shall consider the concentration of Cannabis Retail and Medical Cannabis
5 Dispensary Uses within the general proximity the proposed Medical Cannabis Dispensary
6 Use.

7 **SEC. 303.1. FORMULA RETAIL USES.**

8 * * * *

9 **(c) "Retail Sales or Service Activity or Retail Sales or Service Establishment."**

10 For the purposes of this Section 303.1, a retail sales or service activity or retail sales or
11 service establishment shall include the following uses, whether functioning as a principal or
12 accessory use, as defined in Articles 1, 2, 7, and 8 of this Code:

13 * * * *

14 Tourist Oriented Gift Store §§ 102, 890.39;~~and~~

15 Non-Auto Vehicle Sales or Rental §§ 102, 890.69; and

16 Cannabis Retail §§ 102, 890.125.

17 * * * *

18 **SECTION 312. PERMIT REVIEW PROCEDURES FOR ALL NC AND EASTERN**
19 **NEIGHBORHOODS MIXED USE DISTRICTS.**

20 * * * *

21 **(c) Changes of Use.**

22 **(1) NC Districts.** In NC Districts, all building permit applications for a change of
23 use to, or the establishment of, the following uses shall be subject to the provisions of subsection
24 312(d) except as stated below:

25 ~~an~~Adult Business;

1 Bar;

2 Cannabis Retail

3 Child Care Facility;

4 General Entertainment;

5 Group Housing;

6 Limited Restaurant;

7 Liquor Store;

8 ~~Restaurant;~~

9 Massage Establishment;

10 Medical Cannabis Dispensary

11 Nighttime Entertainment;

12 Outdoor Activity Area;

13 Post-Secondary Educational Institution;

14 Private Community Facility;

15 Public Community Facility;

16 Religious Institution;

17 Residential Care Facility;

18 Restaurant

19 School;

20 Tobacco Paraphernalia Establishment; ~~or~~

21 Trade School~~shall be subject to the provisions of Subsection 312(d);~~

22 ~~provided, h~~However, ~~that~~ a change of use from a Restaurant to a Limited-Restaurant shall

23 not be subject to the provisions of subsection 312(d). In addition, any accessory massage

24 use in the Ocean Avenue Neighborhood Commercial Transit District shall be subject to the

25 provisions of subsection 312(d).

1 (2) Eastern Neighborhoods Districts. In all ~~RED and~~ Eastern Neighborhoods
2 Mixed Use Districts all building permit applications for a change of use from any one land
3 use category to another land use category or for the establishment of a new Cannabis Retail or
4 Medical Cannabis Dispensary Use shall be subject to the provisions of ~~S~~ subsection 312(d). For
5 the purposes of this subsection (c), "land use category" shall mean those categories used to
6 organize the individual land uses which appear in the use tables in Article 8, immediately
7 preceding a group of individual land uses, ~~and include the~~ including but not limited to the
8 following: Residential Use; Institutional Use; Retail Sales and Service Use; ~~A~~Assembly,
9 Recreation, Arts and Entertainment Use; Office Use; Live/Work Units Use; ~~M~~Motor ~~v~~Vehicle
10 ~~s~~Services ~~U~~se; Vehicle Parking Use; Industrial Use; ~~H~~Home and ~~B~~Business ~~S~~ervice Use;
11 or ~~O~~ther ~~U~~se.

12 * * * *

13 **SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.**

14 * * * *

15 (d) **Accessory Uses.** Subject to the limitations set forth below and in Sections 204.1
16 (Accessory Uses for Dwelling Units in R and NC Districts), 204.4 (Dwelling Units Accessory
17 to Other Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code,
18 Accessory Uses as defined in Section 102 shall be permitted when located on the same lot.
19 Any use that does not qualify as an Accessory Use shall be classified as a Principal or
20 Conditional ~~U~~se unless it qualifies as a temporary use under Sections 205 through 205.4 of
21 this Code.

22 No Use will be considered accessory to a permitted Principal or Conditional Use that
23 involves or requires any of the following:

24 * * * *

25 (9) Cannabis Retail that does not meet the limitations set forth in Section 204.3(a)(3).

1 * * * *

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

3 * * * *

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

5 **ZONING CONTROL TABLE**

6 * * * *

Zoning Category	§ References	Controls		
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i>	§§ 102,	NP	NP	NP
<i>Industrial</i>	202.2(c)			
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102,	NP (4) <u>(6)</u>	NP <u>(6)</u>	NP
	202.2(e)			
* * * *	* * * *	* * * *	* * * *	* * * *
Residential Care Facility	§ 102	P	P (54)	P (54)
* * * *				
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

<i>Cannabis Retail</i>	<u>§§ 102, 202.2(a)</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(65)	C(65)	C(65)
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

~~(4) Permitted with DR if the Medical Cannabis Dispensaries 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.~~

(54) C required for 7 or more persons.

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

(6) In the area south of Lincoln Way and west of Sunset Boulevard, Cannabis Retail Uses and Medical Cannabis Dispensaries shall be permitted with a Conditional Use Authorization on the first and second floors.

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

* * * *

Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2

ZONING CONTROL TABLE

Zoning Category	§ References	Controls		
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls by Story		
		1st	2nd	3rd+

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

* * * *				
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i>				
<i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				

Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	DR	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	<i>§§ 102, 202(a)</i>	<i>C(7)</i>	<i>C(7)</i>	<i>NP</i>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

(7) A maximum of one Cannabis Retail Use shall be permitted at any given time in each of the following areas: on Taraval Street between Forest Side Avenue and 19th Avenue, and on Chestnut Street between Broderick and Webster Streets.

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

2 * * * *

3 Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3
 4 ZONING CONTROL TABLE

5 * * * *

Zoning Category	§ References	Controls		
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls by Story		
		1 st	2 nd	3 rd +
* * * *				
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse <u>Agriculture</u> , <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	DR	DR <u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	§§ 102, 202.2(a)	<u>C(9)</u>	<u>C(9)</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

(9) A maximum of one Cannabis Retail Use shall be permitted at any given time on Lombard Street between Broderick Street and Van Ness Avenue.

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

* * * *

**Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
* * * *	* * * *	* * * *		
NON-RESIDENTIAL USES		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse <u>Agriculture,</u> <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR NP	NP DRNP	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>GNP(6)</u>	<u>GNP(6)</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

(6) A maximum of one Cannabis Retail Use shall be permitted in the NC-S Zoning District in Supervisorial District 2.

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Greenhouse Agriculture,</u> <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP
* * * *				

Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	§§ 102, 202.2(a)	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP

* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§ 102,</u> <u>202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Greenhouse Agriculture,</u> <u>Industrial</u>	§§102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

1	Medical Cannabis Dispensary	§§102, 202.2(e)	DR	<u>NPDR</u>	NP
2	* * * *	* * * *	* * * *	* * * *	* * * *
3	Sales and Service Use Category				
4	* * * *	* * * *	* * * *	* * * *	* * * *
5	<u>Cannabis Retail</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	* * * *	* * * *	* * * *	* * * *	* * * *
7					
8					

* * * *

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Greenhouse Agriculture,</u> <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				

Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<i>NPDR</i>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	<i>§§102, 202.2(a)</i>	<i>C</i>	<i>C</i>	<i>NP</i>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

1	<i>Greenhouse Agriculture,</i>	§§ 102,			
2	<i>Industrial</i>	202.2(c)	NP	NP	NP
3	* * * *				
4	Institutional Use Category				
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	Medical Cannabis	§§ 102,	DR	<i>NPDR</i>	NP
7	Dispensary	202.2(e)			
8	* * * *	* * * *	* * * *	* * * *	* * * *
9	Sales and Service Use Category				
10	* * * *	* * * *	* * * *	* * * *	* * * *
11	<i>Cannabis Retail</i>	<i>§§ 102,</i>	<i>C(7)</i>	<i>C(7)</i>	<i>NP</i>
12		<i>202.2(a)</i>			
13	* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

(7) A maximum of one Cannabis Retail Use shall be permitted at any given time.

SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

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

* * * *

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS & USES		
* * * *		
		Controls by Story

		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<i>NPDR</i>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	§§ 102, 202.2(a)	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

SEC. 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

* * * *

Zoning Category	§ References	Controls
-----------------	--------------	----------

1 **NON-RESIDENTIAL STANDARDS & USES**

2 * * * *

	Controls by Story			
	1 st	2 nd	3 rd +	

3 **Agricultural Use Category**

* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP

9 * * * *

10 **Institutional Use Category**

* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR (1)	DR (1)	DR (1)

15 **Sales and Service Use Category**

* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	§§ 102, 202.2(a)	<u>C (1)</u>	<u>C (1)</u>	<u>NP</u>

20 * * * *

21 ~~(1) MEDICAL CANNABIS DISPENSARIES~~

22 ~~Controls:~~

23 ~~—(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another~~
 24 ~~MCD use may be allowed as a Conditional Use; provided, however, that any amendments to~~
 25

1 ~~regulations governing the proximity of an MCD to another MCD that are applicable to MCDs~~
2 ~~Citywide shall apply in the Excelsior Outer Mission NCD and will supersede the condition use~~
3 ~~requirement contained in this Section 745.1~~

4 ~~—(b) In addition to the requirements of Planning Code Section 303, the Planning~~
5 ~~Commission shall approve the application and authorize the Conditional Use if the facts presented~~
6 ~~are such to establish that:~~

7 ~~——(i) the MCD will bring measurable community benefits and enhancements to the~~
8 ~~Excelsior Outer Mission Street Neighborhood Commercial District,~~

9 ~~——(ii) the MCD has prepared a parking and transportation management plan sufficient~~
10 ~~to address the anticipated impact of its patients,~~

11 ~~——(iii) the MCD has demonstrated a commitment to maintaining public safety by~~
12 ~~actively engaging with the community prior to applying for the Conditional Use, including adequate~~
13 ~~security measures in the operation of their business and designating a community liaison to deal~~
14 ~~effectively with current and future neighborhood concerns.~~

15 ~~—(c) In addition to the above criteria, in regard to a Conditional Use authorization~~
16 ~~application, the Planning Commission shall consider the existing concentrations of MCDs within the~~
17 ~~District.~~

18 ~~—(d) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10~~
19 ~~pm.~~

20 ~~—(e) A Medical Cannabis Dispensary may locate above the first floor only if it shall be~~
21 ~~accessible to persons with disabilities as required under the California Building Code.~~

22
23 (1) No more than three Medical Cannabis Dispensaries or Cannabis Retail Uses, in any
24 combination, shall be permitted at any given time.

25 (2) OFF-SALE LIQUOR ESTABLISHMENTS

1 **Controls:**

2 (a) New Liquor Store uses with Type 20 or Type 21 ABC licenses are not permitted
3 in the district; provided, however, that any use within the District with an existing Type 20 or
4 Type 21 ABC license may obtain a new license, if required by the ABC, after it has been
5 closed temporarily for repair, renovation, remodeling, or reconstruction.

6 (b) Liquor Store uses may relocate within the district with Conditional Use
7 authorization.

8 (c) General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol
9 licenses shall observe the following good neighbor policies:

10 (i) Liquor establishments shall provide outside lighting in a manner sufficient
11 to illuminate street and sidewalk areas and adjacent parking, as appropriate to maintain
12 security, without disturbing area residences;

13 (ii) Advertisements in windows and clear doors are not permitted, and no
14 more than 25% of the square footage of the windows and clear doors of liquor
15 establishments shall bear signage of any sort, and all signage shall be placed and
16 maintained in a manner that ensures that law enforcement personnel have a clear and
17 unobstructed view of the interior of the premises, including the area in which the cash
18 registers are maintained, from the exterior public sidewalk or entrance to the premises.

19 ~~(323)~~ FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

20 **Boundaries:** The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties
21 within the Excelsior Outer Mission Street Neighborhood Commercial District.

22 **Controls:** Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP
23 pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial
24 services are P subject to the restrictions set forth in Section 249.35(c)(3).

25 ~~(434)~~ C if a Macro WTS Facility; P if a Micro WTS Facility.

1 **SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 * * * *

3 **Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT**
 4 **ZONING CONTROL TABLE**

5 * * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
Agricultural Use Category		Controls by Story		
* * * *	* * * *	1 st (1)	2 nd	3 rd +
<i>Greenhouse Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	<i>NPDR</i>	<i>NPDR</i>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	§§ 102, 202.2(a)	<i>C</i>	<i>C</i>	<i>NP</i>
* * * *	* * * *	* * * *	* * * *	* * * *

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2 **SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

3 * * * * *

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

5 **ZONING CONTROL TABLE**

6 * * * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * * *				
Institutional Use Category				
* * * * *	* * * * *	* * * * *	* * * * *	* * * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<i>NPDR</i>	NP
* * * * *	* * * * *	* * * * *	* * * * *	* * * * *
Sales and Service Use Category				
* * * * *	* * * * *	* * * * *	* * * * *	* * * * *
<i>Cannabis Retail</i>	§§ 102, 202.2(a)	<u>C</u>	<u>C</u>	<u>NP</u>
* * * * *	* * * * *	* * * * *	* * * * *	* * * * *

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

21 * * * * *

22 **Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

23 **ZONING CONTROL TABLE**

24 * * * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<i>NPDR</i>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	§§ 102, <i>202.2(a)</i>	<i>C</i>	<i>C</i>	<i>NP</i>
* * * *	* * * *	* * * *	* * * *	* * * *

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

2 * * * *

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

5 * * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<i>NPDR</i>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	<i>§§ 102, 202.2(a)</i>	<i>C(6)</i>	<i>C(6)</i>	<i>NP</i>
* * * *	* * * *	* * * *	* * * *	* * * *

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(6) A maximum of one Cannabis Retail Use shall be permitted at any given time.

SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse <u>Agriculture</u> , <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Greenhouse Agriculture,</u> <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Medical Cannabis Dispensary</u>	<u>§§ 102, 202.2(e)</u>	<u>DR</u>	<u>DR</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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

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

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse <u>Agriculture,</u> <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				

* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Greenhouse Agriculture,</u> <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	<u>C(5)</u>	<u>NP C(5)</u>	NP

* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§ 102,</u> <u>202.2(a)</u>	<u>GNP</u>	<u>C(5)</u>	<u>NPC(5)</u>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

(5) A maximum of one Cannabis Retail Use or Medical Cannabis Dispensary shall be permitted at any given time.

SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Greenhouse Agriculture,</u> <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				

Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse <u>Agriculture</u> , <u>Industrial</u>	§§102, 202.2(c)	NP	NP	NP

* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§102, 202.2(e)	C	<u>NPC</u>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

1	<u>Greenhouse Agriculture,</u>	§§ 102,			
2	<u>Industrial</u>	202.2(c)	NP	NP	NP
3	* * * *				
4	Institutional Use Category				
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	Medical Cannabis	§§ 102,	C	<u>NP</u>	NP
7	Dispensary	202.2(e)			
8	* * * *	* * * *	* * * *	* * * *	* * * *
9	Sales and Service Use Category				
10	* * * *	* * * *	* * * *	* * * *	* * * *
11	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				

1	* * * *	* * * *	* * * *	* * * *	* * * *
2	Greenhouse <u>Agriculture,</u>				
3	<u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
4	* * * *				
5	Institutional Use Category				
6	* * * *	* * * *	* * * *	* * * *	* * * *
7	Medical Cannabis	§§ 102, 202.2(e)	C	<u>NP</u>	NP
8	Dispensary				
9	* * * *	* * * *	* * * *	* * * *	* * * *
10	Sales and Service Use Category				
11	* * * *	* * * *	* * * *	* * * *	* * * *
12	<u>Cannabis Retail</u>	§§ 102, 202.2(a)	<u>C</u>	<u>C</u>	<u>NP</u>
13	* * * *	* * * *	* * * *	* * * *	* * * *

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**SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL ~~NEIGHBORHOOD~~
COMMERCIAL DISTRICT.**

* * * *

**Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS & USES		
* * * *		
		Controls by Story

		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	C	<u>NP</u>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

* * * *

~~SEC. 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.~~

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

~~—The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout~~

1 ~~the City and the region. There are also a significant number of professional, realty, and business~~
2 ~~offices as well as financial institutions.~~

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

14 ~~—Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this~~
15 ~~Code.~~

16 **~~SEC. 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.~~**

17 ~~The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood~~
18 ~~and includes the non-residential currently-zoned NC-2 properties fronting both sides of Irving Street~~
19 ~~between 19th and 27th Avenues. The District provides a selection of convenience goods and services~~
20 ~~for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing~~
21 ~~customers from throughout the City and the region. There are also a significant number of~~
22 ~~professional, realty, and business offices as well as financial institutions.~~

23 ~~—The Irving Street Neighborhood Commercial District controls are designed to promote~~
24 ~~development that is consistent with its existing land use patterns and to maintain a harmony of uses~~
25 ~~that support the District’s vitality. The building standards allow small-scale buildings and uses,~~

1 *protecting rear yards above the ground story and at residential levels. In new development, most*
2 *commercial uses are permitted at the first two stories, although certain limitations apply to uses at*
3 *the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving*
4 *convenience and comparison shopping businesses and to protect adjacent residential livability. These*
5 *controls are designed to encourage the street's active retail frontage, and local fabrication and*
6 *production of goods.*

7 *—Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this*
8 *Code.*

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

10 *The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood*
11 *and includes the non-residential currently zoned NC-2 properties fronting both sides of Taraval*
12 *Street from 19th through 36th Avenues. The District provides a selection of convenience goods and*
13 *services for the residents of the Outer Sunset District. There are a high concentration of restaurants,*
14 *drawing customers from throughout the City and the region. There are also a significant number of*
15 *professional, realty, and business offices as well as financial institutions.*

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

1 ~~—Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this~~
2 ~~Code.~~

3 **~~SEC. 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.~~**

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

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

19 ~~—Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this~~
20 ~~Code.~~

21 **~~SEC. 745. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL~~**
22 **~~DISTRICT.~~**

23 ~~The Excelsior Outer Mission Street Neighborhood Commercial District is located along Mission~~
24 ~~Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer Mission~~
25 ~~Street is mixed use, combining street-fronting retail businesses on the ground floor and housing on~~

1 *upper floors. The range of comparison goods and services offered is varied and often includes*
2 *specialty retail stores, restaurants, and neighborhood serving offices. The area is transit oriented*
3 *and the commercial uses serve residents of the area as well as residents and visitors from adjacent*
4 *and other neighborhoods.*

5 *—The Excelsior Outer Mission Street Neighborhood Commercial District is intended to provide*
6 *convenience goods and services to the surrounding neighborhoods as well as limited comparison*
7 *shopping goods for a wider market. Housing development in new buildings is encouraged above the*
8 *second story. Existing residential units are protected by limitations on demolitions and upper-story*
9 *conversions. Parking for residential and commercial uses is not required. Buildings range in height,*
10 *with height limits generally allowing up to four stories. Lots vary in size, generally small or medium-*
11 *sized with some very large parcels. Accessory Dwelling Units are permitted within the district*
12 *pursuant to subsection 207(c)(4) of this Code.*

13 ***SEC. 748. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.***

14 *—The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post*
15 *Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to*
16 *Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush*
17 *Street. The character of these streets is largely commercial, including large malls, although there are*
18 *some residential units above the ground story. Buildings are typically two to four stories, although*
19 *there are two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public*
20 *transit corridors. The commercial district provides convenience goods and services to the*
21 *surrounding neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors*
22 *from near and far.*

23 *—The Japantown Neighborhood Commercial District controls are designed to encourage and*
24 *promote development that enhances the walkable, commercial character of this area and to support*
25 *its local and regional role. New commercial development is required on the ground floor and*

1 ~~permitted above. Most neighborhood and visitor serving businesses are strongly encouraged,~~
 2 ~~including eating, drinking, and retail uses, as long as they do not create a nuisance. Less active~~
 3 ~~commercial uses are encouraged above the ground floor, along with housing and institutional uses.~~
 4 ~~Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this~~
 5 ~~Code.~~

6 **SEC. 750. NCT-1 – NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.**

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8 **Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1**
 9 **ZONING CONTROL TABLE**

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Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse Agriculture, <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DRNP	NP	NP
* * * *	* * * *	* * * *	* * * *	* * * *

Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	<u>§§ 102, 202.2(a)</u>	<i>NP</i>	<i>NP</i>	<i>NP</i>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse-Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

1	Medical Cannabis	§§ 102,	DR	<u>NPDR</u>	NP
2	Dispensary	202.2(e)			
3	* * * *	* * * *	* * * *	* * * *	* * * *
4	Sales and Service Use Category				
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-3 ZONING CONTROL TABLE

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse Agriculture, <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				

Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<i>NPDR</i>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	<i>§§ 102, 202.2(a)</i>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				

1	* * * *	* * * *	* * * *	* * * *	* * * *
2	Greenhouse Agriculture,	§§ 102,			
3	Industrial	202.2(c)	NP	NP	NP
4	* * * *				
5	Institutional Use Category				
6	* * * *	* * * *	* * * *	* * * *	* * * *
7	Medical Cannabis Dispensary	§§ 102,	DR	<u>NPDR</u>	NP
8		202.2(e)			
9	* * * *	* * * *	* * * *	* * * *	* * * *
10	Sales and Service Use Category				
11	* * * *	* * * *	* * * *	* * * *	* * * *
12	<u>Cannabis Retail</u>	§§ 102, 202.2(a)	<u>C</u>	<u>C</u>	<u>NP</u>
13	* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +

Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	NPDR	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS & USES		
* * * *		

		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse Agriculture,</i>	§§ 102,			
<i>Industrial</i>	202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§102,	<u>DR(5)</u>	<u>NPDR(5)</u>	NP
	202.2(e)			
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	<u>§§ 102, 202.2(a)</u>	<u>C(5)</u>	<u>C(5)</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

(5) A maximum of two Cannabis Retail Uses and Medical Cannabis Dispensaries, in any combination, shall be permitted at any given time.

SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

**Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

1	Zoning Category	§ References	Controls		
2	NON-RESIDENTIAL STANDARDS & USES				
3	* * * *				
4			Controls by Story		
5			1 st	2 nd	3 rd +
6	Agricultural Use Category				
7	* * * *	* * * *	* * * *	* * * *	* * * *
8	Greenhouse-Agriculture,				
9	<u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
10	* * * *				
11	Institutional Use Category				
12	* * * *	* * * *	* * * *	* * * *	* * * *
13	Medical Cannabis	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP
14	Dispensary				
15	* * * *	* * * *	* * * *	* * * *	* * * *
16	Sales and Service Use Category				
17	* * * *	* * * *	* * * *	* * * *	* * * *
18	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	* * * *	* * * *	* * * *	* * * *	* * * *

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1 **SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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3 **Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**
 4 **ZONING CONTROL TABLE**

5 * * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse <u>Agriculture</u> , <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Medical Cannabis Dispensary</u>	§§ 102, 202.2(e)	<u>DR</u>	<u>DR</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	§§ 102, 202.2(a)	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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2 **SEC. 758. REGIONAL COMMERCIAL DISTRICT.**

3 * * * *

4 **Table 758. REGIONAL COMMERCIAL DISTRICT**
5 **ZONING CONTROL TABLE**

6 * * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse-Agriculture, <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Medical Cannabis</u> <u>Dispensary</u>	§§ 102, 202.2(e)	<u>DR</u>	<u>DR</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	§§ 102, 202.2(a)	<u>C</u>	<u>C</u>	<u>NP</u>

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SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

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Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse Agriculture, <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	NPDR	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				

* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Greenhouse Agriculture,</u> <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP
* * * *	* * * *	* * * *	* * * *	* * * *

Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

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Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Greenhouse Agriculture, <u>Industrial</u>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP

* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Cannabis Retail</i>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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**Table 762. VALENCIA STREET NEIGHBORHOOD TRANSIT DISTRICT
ZONING CONTROL TABLE**

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse-Agriculture,</i>				
<i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				
Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

1	Medical Cannabis	§§ 102, 202.2(e)	DR	<i>NPDR</i>	NP
2	Dispensary				
3	* * * *	* * * *	* * * *	* * * *	* * * *
4	Sales and Service Use Category				
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	<i>Cannabis Retail</i>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 763. 24TH STREET-MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 763. 24TH STREET -MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
* * * *				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<i>Greenhouse-Agriculture,</i> <i>Industrial</i>	§§ 102, 202.2(c)	NP	NP	NP
* * * *				

Institutional Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	<u>NPDR</u>	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *
<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * *

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS & USES				
		Controls by Story		
		1 st	2 nd	3 rd +
Agricultural Use Category				
* * * *	* * * *	* * * *	* * * *	* * * *

1	<i>Greenhouse Agriculture,</i>	§§ 102,			
2	<i>Industrial</i>	202.2(c)	NP	NP	NP
3	* * * *				
4	Institutional Use Category				
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	Medical Cannabis	§§ 102,	DR	<i>NPDR</i>	NP
7	Dispensary	202.2(e)			
8	* * * *	* * * *	* * * *	* * * *	* * * *
9	Sales and Service Use Category				
10	* * * *	* * * *	* * * *	* * * *	* * * *
11	<i>Cannabis Retail</i>	<i>§§ 102, 202.2(a)</i>	<i>C</i>	<i>C</i>	<i>NP</i>
12	* * * *	* * * *	* * * *	* * * *	* * * *

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SEC. 803.2. USES PERMITTED IN CHINATOWN MIXED USE DISTRICTS.

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TABLE 803.2 USE CATEGORIES PERMITTED IN THE CHINATOWN MIXED USE DISTRICTS

No.	Zoning Control Categories for Uses	Section Number of Use Definition
* * * *	* * * *	* * * *
<u>803.2.75</u>	<u>Cannabis Retail</u>	<u>§ 890.125</u>
* * * *	* * * *	* * * *

(b) **Use Limitations.** Uses in Chinatown Mixed Use Districts are either permitted, conditional, accessory, temporary, or are not permitted.

1 (1) **Permitted Uses.** All permitted uses in Chinatown Mixed Use Districts shall
2 be conducted within an enclosed building, unless otherwise specifically allowed in this Code.
3 Exceptions from this requirement are: accessory off-street parking and loading; uses which,
4 when located outside of a building, qualify as an outdoor activity area, as defined in Section
5 890.71 of this Code; Neighborhood Agriculture, as defined in Section 102 of this Code;
6 Wireless Telecommunications Services Facility, as defined in Section 102 of this Code; and
7 uses which by their nature are to be conducted in an open lot or outside a building, as
8 described in Sections 890 through 890.140 of this Code. If there are two or more uses in a
9 structure and none is classified under Section 803.2(b)(1)(C) of this Code as accessory,
10 then each of these uses will be considered separately as an independent permitted,
11 conditional, temporary, or not permitted use.

12 * * * *

13 (C) **Accessory Uses.** Subject to the limitations set forth below and in
14 Sections 204.1 (Accessory Uses for Dwelling Units in R Districts) and 204.5 (Parking and
15 Loading as Accessory Uses) of this Code, a related minor use which is either necessary to
16 the operation or enjoyment of a lawful *p*Principal *#U*se or *e*Conditional *#U*se or is
17 appropriate, incidental, and subordinate to any such use, shall be permitted in Chinatown
18 Mixed Use Districts as an *a*Accessory *#U*se when located on the same lot. Any *#U*se not
19 qualified as an *a*Accessory *#U*se shall only be allowed as a *p*Principal or *e*Conditional *#U*se,
20 unless it qualifies as a temporary use under Sections 205 through 205.2 of this Code.

21 No use in a Chinatown Mixed Use District will be considered accessory to a
22 *p*Principal *#U*se which involves or requires any of the following:

23 * * * *

24 (~~v~~)—~~Medical Cannabis Dispensaries as defined in 890.133.~~

25 * * * *

1 (vii) Cannabis Retail that does not meet the limitations set forth in
2 Section 204.3(a)(3).

3 * * * *

4
5 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**
6 **DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.**

7 * * * *

8 (b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South
9 of Market Mixed Use Districts are either Principally Permitted, Conditional, Accessory,
10 temporary, or are not permitted.

11 (1) **Permitted Uses.** If there are two or more uses in a structure, any use not
12 classified below under Section 803.3(b)(1)(C) of this Code as Accessory will be considered
13 separately as an independent permitted, Conditional, temporary or not permitted use.

14 * * * *

15 (C) **Accessory Uses.** Subject to the limitations set forth below and in
16 Sections 204.1 (Accessory Uses for Dwelling Units in R and NC Districts), 204.2 (Accessory
17 Uses for Uses Other Than Dwellings in R Districts), 204.4 (Dwelling Units Accessory to
18 Other Uses), and 204.5 (Parking and Loading as Accessory Uses) of this Code, an
19 accessory use is a related minor use which is either necessary to the operation or
20 enjoyment of a lawful Principal Use or Conditional Use, or is appropriate, incidental, and
21 subordinate to any such use, and shall be permitted as an Accessory Use in an Eastern
22 Neighborhoods Mixed Use District and South of Market Mixed Use District. In order to
23 accommodate a Principal Use which is carried out by one business in multiple locations
24 within the same general area, such Accessory Use need not be located in the same
25 structure or lot as its Principal Use provided that (1) the Accessory Use is located within

1 1,000 feet of the *p*Principal *u*Use; and (2) the multiple locations existed on April 6, 1990 ~~(the~~
 2 ~~effective date of this amendment)~~. *a*Accessory *u*Uses to non-office uses (as defined in Section
 3 890.70) may occupy space which is non-contiguous or on a different Story as the *p*Principal
 4 *u*Use so long as the *a*Accessory *u*Use is located in the same building as the *p*Principal *u*Use
 5 and complies with all other restrictions applicable to such *a*Accessory *u*Uses. Any use which
 6 does not qualify as an *a*Accessory *u*Use shall be classified as a *p*Principal *u*Use.

7 No use will be considered accessory to a *p*Principal *u*Use which involves or requires
 8 any of the following:

9 * * * *

10 (vii) Cannabis Retail that does not meet the limitations set forth in
 11 Section 204.3(a)(3).

12 * * * *

13 **SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.**

14 * * * *

15 **Table 810**

16 **CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Chinatown Community Business Controls by Story		
			1st	2nd	3rd+
Retail Sales and Services					
* * *	* * * *	* * * *	* * * *	* * * *	* * * *
* * *	* * * *	* * * *	* * * *	* * * *	* * * *
.75	Cannabis Retail	§§ 202.2(a), 890.125	C	C	
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Institutions					
	* * * *	* * * *	* * * *	* * * *	* * * *
.83	Medical Cannabis Dispensary	§ 890.133	P		
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SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

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Table 811

CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

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No.	Zoning Category	§ References	Chinatown Visitor Retail Controls by Story		
			1st	2nd	3rd+
Retail Sales and Services					
* * *	* * * *	* * * *	* * * *	* * * *	* * * *
.75	Cannabis Retail	§§ 202.2(a), 890.125	€	€	
	* * * *	* * * *	* * * *	* * * *	* * * *
Institutions					
	* * * *	* * * *	* * * *	* * * *	* * * *

1	.83	Medical Cannabis Dispensary	§ 890.133	P		
2	* * * *					
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SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 812

**CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

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No.	Zoning Category	§ References	Chinatown Residential Neighborhood Commercial Controls by Story		
			1st	2nd	3rd+
Retail Sales and Services					
* *					
* * *	* * * *	* * * *	* * * *	* * * *	* * * *
* * *					
.75	Cannabis Retail	§§ 202.2(a), 890.125	G		
* * * *		* * * *	* * * *	* * * *	* * * *
Institutions					
* * * *		* * * *	* * * *	* * * *	* * * *
.83	Medical Cannabis Dispensary	§ 890.133	P		

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SEC. 813. RED – RESIDENTIAL ENCLAVE DISTRICT.

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Table 813			
RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Residential Enclave Controls

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Other Uses			
* * * *	* * * *	* * * *	* * * *
813.71	Greenhouse or Plant Nursery <u>Industrial Agriculture</u>	§ 227(a) 102	NP
* * * *	* * * *	* * * *	* * * *
813.74A	Neighborhood Agriculture	§ 102.35(a)	P
813.74B	Large-Scale Urban Agriculture	§ 102.35(b)	NP
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SEC. 814. SPD – SOUTH PARK DISTRICT.

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Table 814			
SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	South Park District Controls

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Retail Sales and Services			
814.31	All Retail Sales and Services, Except for Bars, and Liquor Stores <u>and Cannabis Retail</u>	§§ <u>102.890.104</u> , 890.116	P up to 5,000 sf per lot
* * * *	* * * *	* * * *	* * * *
<u>814.75</u>	<u>Cannabis Retail</u>	§§ <u>202.2(a)</u> , <u>890.125</u>	<u>C up to 5,000 sf per lot</u>
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
814.74A	Greenhouse or Plant Nursery <u>Industrial Agriculture</u>	§ <u>227(a)102</u>	NP
814.74B	Neighborhood Agriculture	§ <u>102.35(a)</u>	P
814.74C	Large-Scale Urban Agriculture	§ <u>102.35(b)</u>	C
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1 **SEC. 815. RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT.**

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Table 815			
RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Residential/Service Mixed Use District Controls
* * * *			
Retail Sales and Services			
815.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Limited-Restaurants, Restaurants, <i>Cannabis Retail</i> and Personal Services	§§ 102 , 890.104	P, pursuant to § 803.8(c)
	* * * *	* * * *	* * * *
Other Uses			
	* * * *	* * * *	* * * *
815.74A	Greenhouse or Plant Nursery <i>Industrial Agriculture</i>	§ 227(a) 102	NP
815.74B	Neighborhood Agriculture	§ 102. 35 (a)	P
815.74C	Large-Scale Urban Agriculture	§ 102. 35 (b)	C
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1 **SEC. 816. SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE DISTRICT.**

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Table 816 SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Service/Light Industrial/ Residential Mixed Use District Controls
* * * *			
Retail Sales and Services			
816.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Limited-Restaurants, Restaurants, <i>Cannabis Retail</i> , and Personal Services	§§ 102 , 890.104	P
	* * * *	* * * *	* * * *
Other Uses			
	* * * *	* * * *	* * * *
816.74A	Greenhouse or Plant Nursery <i>Industrial Agriculture</i>	§ 227(a) 102	NP
816.74B	Neighborhood Agriculture	§ 102.35(a)	P
816.74C	Large-Scale Urban Agriculture	§ 102.35(b)	C
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SEC. 817. SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT.

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Table 817

SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Service/Light Industrial District Controls
* * * *	* * * *	* * * *	* * * *
Retail Sales and Services			
817.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Limited-Restaurants, Restaurants, <u>Cannabis Retail</u> , and Personal Services	§§ <u>102</u> , 890.104P	
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
817.74A	Greenhouse or Plant <u>Nursery-Industrial</u> <u>Agriculture</u>	§ <u>227(a)102</u>	P

817.74B	Neighborhood Agriculture	§ 102. 35(a)	P
817.74C	Large-Scale Urban Agriculture	§ 102. 35(b)	C
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SEC. 818. SSO – SERVICE/SECONDARY OFFICE DISTRICT.

Table 818			
SSO – SERVICE/SECONDARY OFFICE DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Service/Secondary Office District Controls
* * * *	* * * *	* * * *	* * * *
Retail Sales and Services			
818.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Limited-Restaurants, Restaurants, <u>Cannabis</u>	§§ <u>102</u> , 890.104	P

	<i>Retail, and Personal Services</i>		
* * * *	* * * *	* * * *	* * * *
Other Uses			
* * * *	* * * *	* * * *	* * * *
818.74A	<i>Greenhouse or Plant Nursery-Industrial Agriculture</i>	§ 227(a) 102	P
818.74B	Neighborhood Agriculture	§ 102. 35 (a)	P
818.74C	Large-Scale Urban Agriculture	§ 102. 35 (b)	C
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SEC. 840. MUG – MIXED USE-GENERAL DISTRICT.

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Table 840			
MUG – MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Mixed Use-General District Controls
* * * *			
Institutions			
* * * *	* * * *	* * * *	* * * *

1	840.36	Medical Cannabis Dispensary	§ 890.133	AP
2				
3	* * * *	* * * *	* * * *	* * * *
4	Retail Sales and Services			
5	* * * *	* * * *	* * * *	* * * *
6				
7	<u>840.52</u>	<u>Cannabis Retail</u>	<u>§§ 202.2(a),</u> <u>890.125</u>	<u>C. Subject to size controls in Section 840.45.</u>
8				
9	* * * *	* * * *	* * * *	* * * *
10	Industrial, Home, and Business Service			
11	* * * *	* * * *	* * * *	* * * *
12				
13	840.87	<i>Non-Retail Greenhouse or Plant Nursery Industrial Agriculture</i>	§ 227(a) 102	P
14				
15	Other Uses			
16	* * * *	* * * *	* * * *	* * * *
17				
18	840.97B	Neighborhood Agriculture	§ 102.35(a)	P
19				
20	840.97C	Large-Scale Urban Agriculture	§ 102.35(b)	C
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1 **SEC. 841. MUR – MIXED USE-RESIDENTIAL DISTRICT.**

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Table 841			
MUR – MIXED USE-RESIDENTIAL DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	<i>Mixed Use- Residential District Controls</i>
* * * *			
Institutions			
* * * *			
841.36	Medical Cannabis Dispensary	§ 890.133	AP
* * * *			
Industrial, Home, and Business Service			
* * * *			
841.87	<i>Non-Retail Greenhouse or Plant Nursery</i> <i>Industrial Agriculture</i>	§ 227(a) 102	P
Other Uses			
* * * *			
841.97B	Neighborhood Agriculture	§ 102. 35 (a)	P
841.97C	Large-Scale Urban Agriculture	§ 102. 35 (b)	C
* * * *			

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1 **SEC. 842. MUO – MIXED USE-OFFICE DISTRICT.**

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3 Table 842

4 **MUO – MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE**

No.	Zoning Category	§ References	<i>Mixed Use-Office District Controls</i>
* * * *			
Institutions			
* * * *			
842.36	Medical Cannabis Dispensary	§ 890.133	AP
* * * *			
Industrial, Home, and Business Service			
* * * *			
842.87	<i>Non-Retail Greenhouse or Plant Nursery</i> <i>Industrial Agriculture</i>	§ 227(a)102	P
Other Uses			
* * * *			
842.97B	Neighborhood Agriculture	§ 102.35(a)	P
842.97C	Large-Scale Urban Agriculture	§ 102.35(b)	C
* * * *			

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1 **SEC. 843. UMU – URBAN MIXED USE DISTRICT.**

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Table 843			
UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	Urban Mixed Use District Controls
* * * *			
Institutions			
* * * *			
843.36	Medical Cannabis Dispensary	§ 890.133	AP
* * * *			
Industrial, Home, and Business Service			
* * * *			
843.87	Non-Retail Greenhouse or Plant Nursery <u>Industrial</u> <u>Agriculture</u>	§ 227(a) 102	P
Other Uses			
* * * *			
843.97B	Neighborhood Agriculture	§ 102. 35 (a)	P
843.97C	Large-Scale Urban Agriculture	§ 102. 35 (b)	C

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SEC. 844. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.

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Table 844			
WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	WSoMa Mixed Use-Residential District Controls
* * * *			
Institutions			
* * * *			
843.36	Medical Cannabis Dispensary	§ 890.133	AP
* * * *			
Industrial, Home, and Business Service			
* * * *			
844.87	<i>Non-Retail Greenhouse or Plant Nursery Industrial Agriculture</i>	§ 227(a)102	P
Other Uses			
* * * *			
844.97b	Neighborhood Agriculture	§ 102.35(a)	P

844.97c	Large-Scale Urban Agriculture	§ 102.35(b)	NP
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SEC. 845. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.

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Table 845			
WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	WSOMA <u>WSoMa</u> Mixed Use-Office District Controls
* * * *			
Institutions			
* * * *	* * * *	* * * *	* * * *
845.36	Medical Cannabis Dispensary	§ 890.133	NP
* * * *	* * * *	* * * *	* * * *
Industrial, Home, and Business Service			
* * * *	* * * *	* * * *	* * * *
845.87	Non-Retail Greenhouse or Plant Nursery-Industrial <u>Agriculture</u>	§ 227(a) <u>102</u>	P
Other Uses			

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845.97b	Neighborhood Agriculture	§ 102.35(a)	P
845.97c	Large-Scale Urban Agriculture	§ 102.35(b)	NP
* * * *	* * * *	* * * *	* * * *

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SEC. 846. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.

Table 846			
SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE			
No.	Zoning Category	§ References	SALI District Controls
* * * *			
<i>Industrial, Home, and Business Service</i>			
* * * *	* * * *	* * * *	* * * *
846.87	Non-Retail Greenhouse or Plant Nursery <u>Industrial</u> <u>Agriculture</u>	§ 227(a) <u>102</u>	P
* * * *	* * * *	* * * *	* * * *

SEC. 890.52. LABORATORY.

1 Laboratory shall mean space within any structure intended or primarily suitable for scientific
2 research. The space requirements of uses within this category include specialized facilities
3 and/or built accommodations that distinguish the space from office uses (as defined in
4 Section 890.70), light manufacturing (as defined in Section 890.54(a)), or heavy
5 manufacturing (including uses listed in Sections 226(g) through 226(w)). Examples of
6 laboratories include the following:

7 * * * *

8 (h) Core laboratory; and

9 (i) Cannabis testing (License Type 8—Testing laboratory, as defined in California Business
10 and Professions Code, Division 10).

11
12 **SEC. 890.54. LIGHT MANUFACTURING, WHOLESALE SALES, STORAGE.**

13 A commercial use, including light manufacturing, wholesale sales, and storage, as defined in
14 Subsections (a), (b), (c), and (d) below.

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

24 * * * *

1 (8) Measuring, analyzing, and controlling instruments; photographic, medical
2 and optical goods; watches and clocks; and

3 (9) Manufacture of cannabis products or cannabis extracts that are derived without
4 the use of volatile organic compounds (License Type 6—Manufacturer 1, as defined in California
5 Business and Professions Code, Division 10).

6 * * * *

7 (b) **Wholesale Sales.** A nonretail use ~~which~~that exclusively provides goods or
8 commodities for resale or business use, including accessory storage. This use includes
9 cannabis distribution (License Type 11—Distributor, as defined in California Business and
10 Professions Code, Division 10). It shall not include a nonaccessory storage warehouse.

11 * * * *

12 **SEC. 890.111. SERVICE, BUSINESS.**

13 A use ~~which~~that provides the following kinds of services to businesses and/or to the
14 general public and does not fall under the definition of "office" pursuant to Section 890.70:
15 radio and television stations; newspaper bureaus; magazine and trade publication
16 publishing; microfilm recording; slide duplicating; bulk mail services; parcel shipping
17 services; parcel labeling and packaging services; messenger delivery/courier services; sign
18 painting and lettering services; building maintenance services; and cannabis delivery services.

19 **SEC. 890.125. CANNABIS RETAIL.**

20 A Retail Sales and Service Use that sells or otherwise provides cannabis and cannabis-related
21 products for adult use, and that may also include the sale of cannabis for medicinal use. Cannabis
22 may be consumed on site pursuant to authorization by the City's Office of Cannabis and Department
23 of Public Health, as applicable. Cannabis Retail establishments may only be operated by the holder
24 of (a) a valid license from the State of California (License Type 10—Retailer, as defined in California
25

1 Business and Professions Code, Division 10) and (b) a valid permit from the City's Office of
2 Cannabis. This use is subject to operating and location restrictions set forth in Section 202.2(a).

3

4 Section 34. Repeal of Ordinance No. 186-17. The City enacted Ordinance No. 186-
5 17 on September 15, 2017. That ordinance, a copy of which is in Board of Supervisors File
6 No. 170516, is hereby repealed in its entirety.

7

8 Section 45. Alphabetization. In Article 7 Zoning Control Tables, the publisher of the
9 San Francisco Municipal Code, at the direction of the City Attorney, shall place uses in
10 alphabetical order within their respective use categories.

11

12 Section 56. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the
15 Board of Supervisors overrides the Mayor's veto of the ordinance.

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1 Section 67. Scope of Ordinance. In enacting this ordinance, the Board of
2 Supervisors intends to amend only those words, phrases, paragraphs, subsections,
3 sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent
4 parts of the Municipal Code that are explicitly shown in this ordinance as additions,
5 deletions, Board amendment additions, and Board amendment deletions in accordance with
6 the “Note” that appears under the official title of the ordinance.

7
8 APPROVED AS TO FORM:
9 DENNIS J. HERRERA, City Attorney

10 By: _____
11 VICTORIA WONG
12 Deputy City Attorney

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