

1 [Planning Code - Modifying Better Streets Plan Requirements and Curb Cut Restrictions Off-  
2 Street Parking Requirements]

3 **Ordinance amending the Planning Code to add new standard required streetscape**  
4 **improvements under the Better Streets Plan; modifying the triggers that would require**  
5 **project sponsors to construct streetscape improvements in the public right-of-way;**  
6 **clarifying the recommended sidewalk width for street types; expanding curb cut**  
7 **restrictions for off-street parking and loading to nearly all zoning districts and certain**  
8 **designated streets, including those on the Citywide Transit Network and any officially**  
9 **adopted bicycle routes or lanes, and requiring a Conditional Use authorization or a**  
10 **Section 309 or 329 exception for new or expanded curb cuts in the applicable areas;**  
11 **adding criteria for the Planning Commission to consider when granting a Conditional**  
12 **Use authorization or an exception as part of a Downtown C-3-O(SD) (Downtown, Office**  
13 **(Special Development)) or large project authorization in mixed-use districts for such**  
14 **curb cuts; prohibiting new curb cuts in bus stops and on Folsom Street between Essex**  
15 **and Second Street; eliminating eliminate minimum off-street parking requirements City-**  
16 **wide for projects subject to the curb cut restrictions or prohibitions; and making**  
17 **findings under the California Environmental Quality Act, findings of consistency with**  
18 **the General Plan, and the eight priority policies of Planning Code, Section 101.1, and**  
19 **findings of public necessity, convenience and welfare under Planning Code, Section**  
20 **302.**

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

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

2 Section 1. Findings, Including CEQA Findings and General Plan Consistency Findings.

3 (a) — ~~The City adopted the Better Streets Plan (or “Plan”) in 2010 to establish~~  
4 ~~requirements for the improvement of the public right-of-way associated with development~~  
5 ~~projects. The Plan’s aim is to make the public right-of-way safe, accessible, convenient and~~  
6 ~~attractive to pedestrian use and travel by all modes of transportation, consistent with the~~  
7 ~~Transit First policy of the General Plan and Section 98.1 of the Administrative Code.~~

8 (b) — ~~Since adoption of the Plan, the City has continued to develop policies and~~  
9 ~~initiatives to build better and safer streets, such as the “Vision Zero” policy adopted in 2014,~~  
10 ~~which, through education, enforcement, and design, seeks to make sure our streets safe and~~  
11 ~~livable and eliminate traffic fatalities by 2024.~~

12 (c) — ~~Consistent with the policy direction enshrined in those initiatives, this Board finds~~  
13 ~~that this ordinance furthers the public welfare by refining the Better Street Plan to better~~  
14 ~~achieve its original goals. Specifically, the Board finds that these amendments adjust the~~  
15 ~~Plan’s triggers to more closely reflect the actual impacts of development projects on the public~~  
16 ~~right-of-way, and that they provide additional publicly beneficial streetscape enhancements~~  
17 ~~and more flexibility to City agencies to select the appropriate improvements for each location.~~

18 (d) — ~~This Board also finds that this ordinance promotes public safety by expanding~~  
19 ~~and strengthening the current conditional use permit requirement for new curb cuts to areas of~~  
20 ~~the City that are heavily used by pedestrians.~~

21 (e) — ~~In regard to the findings in Subsection (c) and (d) above, the Board finds~~  
22 ~~additional support for these requirements in the Planning Department staff report on this~~  
23 ~~legislation, a copy of which is on file with the Clerk of the Board of Supervisors in File No.~~  
24 ~~\_\_\_\_\_ and is incorporated herein by reference.~~

1 (a f) The Planning Department has determined that the actions contemplated in this  
2 ordinance comply with the California Environmental Quality Act (California Public Resources  
3 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
4 Supervisors in File No. 181028 and is incorporated herein by reference. The Board affirms  
5 this determination.

6 (b g) On October 18, 2018, the Planning Commission, in Resolution No. 20319,  
7 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
8 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
9 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
10 the Board of Supervisors in File No. 181028, and is incorporated herein by reference.

11 (c h) Pursuant to Planning Code Section 302, this Board finds that this Planning Code  
12 amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
13 in Planning Commission Resolution No. 20319 and the Board adopts these findings as its  
14 own.

15 (d) In the 1950s, the Planning Code established minimum parking requirements for  
16 new buildings. Beginning in 1973, the City has reduced or streamlined minimum parking  
17 requirements in various San Francisco zoning districts as a strategy to reduce traffic  
18 congestion, encourage the use of sustainable transportation modes (walking, cycling, and  
19 transit), and reduce housing and building costs. The recently-enacted Accessory Dwelling  
20 Unit, Transportation Demand Management, and HOME-SF ordinances all permit exceptions  
21 from minimum parking requirements. Eliminating minimum parking requirements in all zoning  
22 districts City-wide will further these goals as well as the policies and objectives of the General  
23 Plan's Transportation Element.



1 deficiency in off-street parking ~~or~~ loading spaces existing on such effective date may be  
2 carried forward for the structure or use, apart from such major addition.

3 (2) For these purposes, a "major addition" is hereby defined as any  
4 enlargement, alteration, change of occupancy or increase in intensity of use which would  
5 increase the number of off-street parking spaces required for dwelling units by two or more  
6 spaces; which would increase the number of off-street parking spaces required for uses other  
7 than dwelling units by at least 15 percent or by at least five spaces, whichever is greater; or  
8 which would increase the requirement for off-street loading spaces by at least 15% percent.

9 (3) Successive additions made after the effective date of an off-street parking  
10 ~~or~~ loading requirement shall be considered cumulative, and at the time such additions become  
11 major in their total, off-street parking and loading spaces shall be provided as required for  
12 such major addition.

13 (d) **Spaces to be Retained.** Once any off-street parking ~~or~~ loading space has been  
14 provided which wholly ~~or partially~~ meets the requirements of this Code, such off-street parking  
15 ~~or~~ loading space shall not thereafter be reduced, eliminated or made unusable in any manner,  
16 ~~;~~ provided, however, that in the Outer Clement Neighborhood Commercial District a maximum  
17 of one off-street parking space may be used for the storage of materials for a commercial use  
18 if the commercial use is on a lot contiguous to the lot on which the parking space is located  
19 and if access between the commercial use and the storage is available without the use of a  
20 public sidewalk or other public right-of-way and if the storage occurred prior to 1985. Any  
21 required accessory residential parking space may be leased or rented on a monthly basis as  
22 provided under Section 204.5(c ~~b~~)(4) of this Code, and such lease or rental shall not be  
23 considered a reduction or elimination of required spaces.

24 (e) ~~Reduction and Replacement of Off-Street Parking Spaces.~~ Notwithstanding  
25 subsection (d) above, off-street parking spaces may be reduced and replaced by bicycle

1 parking spaces based on standards provided in Section 155.1(d), or by a car share parking  
 2 space, as allowed by Section 166(e) of this Code. Once bicycle parking spaces replace an  
 3 automobile parking space, such bicycle parking shall not be reduced or eliminated. Such  
 4 bicycle parking spaces may be converted back to automobile parking space, provided that the  
 5 required numbers of bicycle parking spaces subject to Sections 155.2 and 155.3 of this Code  
 6 are still met after removal of bicycle parking spaces.

7 (e f) **Parking in Excess of the Maximum Permitted.** Any off-street parking space or  
 8 spaces which existed lawfully at the effective date of this Section and which have a total  
 9 number in excess of the maximum permitted off-street parking spaces permitted under  
 10 Section 151.1 shall be considered noncomplying features pursuant to Section 180(a)(2) and  
 11 shall be regulated as set forth in Section 188.

12 **SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.**

13 \* \* \* \*

14 **Table 151**  
 15 **OFF-STREET PARKING SPACES REQUIRED**

Use or Activity	Number of Off-Street Parking Spaces Required
<b>RESIDENTIAL USES</b>	
Dwelling, except as specified below, and except in the Bernal Heights Special Use District as provided in Section 242	<u>None required. P up to One 1.5 parking spaces</u> for each Dwelling Unit.
Dwelling, in the Telegraph Hill North Beach Residential Special Use District	None required. P up to 0.5 parking spaces for each Dwelling Unit, subject to the controls and procedures of Section 249.49(c) and Section 155(t); NP above preceding ratio.
Dwelling, in the Polk Street Neighborhood Commercial District	None required. P up to 0.5 <u>parking spaces</u> for each Dwelling Unit; NP above preceding ratio.

1	Dwelling, in the Pacific Avenue Neighborhood Commercial District	None required. P up to 0.5 <u>parking spaces</u> <del>cars</del> for each Dwelling Unit; C up to one car for each Dwelling Unit; NP above preceding ratios.
2		
3	<del>Senior Housing, as defined in Section 102 of this Code, or housing for persons with physical disabilities, as defined in the Americans with Disabilities Act</del>	<del>None in districts other than RH-1 and RH-2. In RH-1 and RH-2 Districts, one-fifth the number of spaces specified above for the district in which the dwelling is located.</del>
4		
5	<del>Homeless Shelters</del>	<del>None required.</del>
6		
7	<del>Dwelling, in a project where 100% of the units are Affordable to qualifying households as defined by Section 401 of this Code.</del>	<del>None in districts other than RH-1 and RH-2.</del>
8		
9		
10	Group Housing of any kind	None in districts other than RH-2. In RH-2 Districts, for each three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's Dwelling Unit if any, with a minimum of two spaces required.
11		
12		
13	<b>NON-RESIDENTIAL USES</b>	
14	<b>Agricultural Use Category</b>	
15	Agricultural Uses*	None required
16	Greenhouse	<u>None required. Maximum One 1.5 parking spaces</u> for each 4,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
17		
18	<b>Automotive Use Category</b>	
19	Automotive Uses	None required.
20	<b>Entertainment, Arts and Recreation Use Category</b>	
21	Entertainment, Arts and Recreation Uses*	<u>None required. Maximum One 1.5 parking spaces</u> for each 200 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
22		
23	Arts Activities, except theater or auditorium spaces	<u>None required. Maximum One 1.5 parking spaces</u> for each 2,000 square feet of
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	Occupied Floor Area, where the Occupied Floor Area exceeds 7,500 square feet.
Sports Stadium	<u>None required. Maximum One 1.5 parking spaces</u> for each 15 seats.
Theater or auditorium	<u>None required. Maximum One 1.5 parking spaces</u> for each 8 seats up to 1,000 seats where the number of seats exceeds 50 seats, plus <u>1.5 parking spaces</u> <del>one</del> for each 10 seats in excess of 1,000.
<b>Industrial Use Category</b>	
Industrial Uses*	<u>None required. Maximum One 1.5 parking spaces</u> for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 10,000 square feet.
Live/Work Units	<u>None required. Maximum One 1.5 parking spaces</u> for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 7,500 square feet, except in RH or RM Districts, within which the requirement shall be one space for each Live/Work Unit.
Homeless Shelters	None required.
<b>Institutional Uses Category</b>	
Institutional Uses*	None required.
Child Care Facility	<u>None required. Maximum One 1.5 parking spaces</u> for each 25 children to be accommodated at any one time, where the number of such children exceeds 24.
Hospital	<u>None required. Maximum One 1.5 parking spaces</u> for each 8 beds excluding bassinets or for each 2,400 square feet of Occupied Floor Area devoted to sleeping rooms, whichever results in the greater requirement, provided that these requirements shall not apply if the calculated number of spaces is no more than two.



1	Post-Secondary Educational Institution	<u>None required. Maximum One 1.5 parking spaces</u> for each two classrooms.	
2	3 4	Religious Institution	<u>None required. Maximum One 1.5 parking spaces</u> for each 20 seats by which the number of seats in the main auditorium exceeds 200.
5			6 7
8	School	<u>None required. Maximum One 1.5 parking spaces</u> for each six classrooms.	
9	10	Trade School	<u>None required. Maximum One 1.5 parking spaces</u> for each two classrooms.
11	<b>Sales and Service Category</b>		
12	13 14	<b>Retail Sales and Services*</b>	<u>None required. Maximum One 1.5 parking spaces</u> for each 500 square feet of Occupied Floor Area up to 20,000 where the Occupied Floor Area exceeds 5,000 square feet, plus <u>1.5 spaces</u> for each 250 square feet of Occupied Floor Area in excess of 20,000.
15			16 17
18	19 20	Health Services	
21			21
22	23 24	Hotel in districts other than NC	<u>None required. Maximum One 1.5 parking spaces</u> for each 16 guest bedrooms where the number of guest bedrooms exceeds 23, plus one for the manager's Dwelling Unit, if any.
25			

1	Mortuary	Five <u>Eight</u>
2	Motel	<u>None required. Maximum One 1.5 parking spaces</u> for each guest unit, plus one for the manager's Dwelling Unit, if any.
3	Retail space devoted to the handling of bulky merchandise such as motor vehicles, machinery or furniture	<u>None required. Maximum One 1.5 parking spaces</u> for each 1,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
4	Retail Greenhouse or plant nursery	<u>None required. Maximum One 1.5 parking spaces</u> for each 4,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
5	Self-Storage	<u>None required. Maximum One 1.5 parking spaces</u> for every three self-storage units.
6	<b>Non-Retail Sales and Services*</b>	<u>None required. Maximum One 1.5 parking spaces</u> for each 1,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
7	Commercial Storage or Wholesale Storage	<u>None required. Maximum One 1.5 parking spaces</u> for each 2,000 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 10,000 square feet.
8	Office	<u>None required. Maximum One 1.5 parking spaces</u> for each 500 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.
9	<b>Utility and Infrastructure Category</b>	
10	Utility and infrastructure uses	None required.

11 \* Not listed below

12 (c) **Maximum Parking Permitted as Accessory.** Except as specified in subsection  
13 (b) above, accessory parking principally permitted under this Section 151 shall include only  
14 those facilities which do not exceed the following amounts for a structure, lot, or development:

15 (1) ~~150%~~ 150% of the required number of spaces.

1           (2)     Where no parking is required for a use by this Section 151, the maximum  
2 permitted shall be one space per 2,000 square feet of Occupied Floor Area of use, three  
3 spaces where the use or activity has zero Occupied Floor Area or the maximum specified  
4 elsewhere in this Section.

5     **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF OFF-**  
6 **STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE FACILITIES.**

7           Required off-street parking and freight loading facilities shall meet the following  
8 standards as to location and arrangement. ~~In addition, f~~Facilities which are not required but  
9 are actually provided shall also meet the following standards unless such standards are stated  
10 to be applicable solely to required facilities. In application of the standards of this Code for off-  
11 street parking and loading, reference may be made to provisions of other portions of the  
12 Municipal Code concerning off-street parking and loading facilities, and to standards of the  
13 Better Streets Plan and the Bureau of Engineering of the Department of Public Works. Final  
14 authority for the application of such standards under this Code, and for adoption of regulations  
15 and interpretations in furtherance of the stated provisions of this Code shall, however, rest  
16 with the Planning Department.

17           (a)     **Required Parking and Loading on the Same Lot as the Use Served.** Every  
18 required off-street parking or loading space shall be located on the same lot as the use served  
19 by it, except as provided in Sections ~~159, 160 and~~ 161 of this Code.

20           \* \* \* \*

21           (s)     **Off-Street Parking and Loading in C-3 Districts.** In C-3 Districts, restrictions  
22 on the design and location of off-street parking and loading and access to off-street parking  
23 and loading are necessary to reduce their negative impacts on neighborhood quality and the  
24 pedestrian environment.

25

1                   (1)     **Ground Floor or Below-Grade Parking and Street Frontages with**  
2 **Active Uses.**

3                   (A)     All off-street parking in C-3 Districts (both as a Accessory and  
4 Principal Uses) shall be built no higher than the ground-level (up to a maximum ceiling  
5 height of 20 feet from grade) unless an exception to this requirement is granted in accordance  
6 with Section 309 and Subsection 155(s)(2) below.

7                   (B)     Parking located at or above ground level shall conform to the  
8 street frontage requirements of Section 145.1(c), and shall be lined with active uses, as  
9 defined by Section 145.4(d), to a depth of at least 25 feet along all ground-level street  
10 frontages, except for space allowed for parking and loading access, building egress, and  
11 access to mechanical systems.

12                  (2)     **Residential Accessory Parking.** For residential accessory off-street  
13 parking in C-3 Districts, two additional floors of above-grade parking beyond the at-grade  
14 parking allowed by Section 155(s)(1), to a maximum ceiling height of 35 feet from grade, may  
15 be permitted subject to the provisions of Section 309 of this Code provided it can be clearly  
16 demonstrated that transportation easements or contaminated soil conditions make it  
17 practically infeasible to build parking below-ground. The determination of practical infeasibility  
18 shall be made based on an independent, third-party geotechnical assessment conducted by a  
19 licensed professional and funded by the project sponsor. The Planning Director shall make a  
20 determination as to the objectivity of the study prior to the Planning Commission's  
21 consideration of the exception application under Section 309.

22                  (3)     **Temporary Parking Lots.** Parking lots permitted in C-3 Districts as  
23 temporary uses according to Section 156(f) are not subject to the requirements of subsections  
24 (1)(B) above 155(s)(1)-(2).

25                  (4)     **Parking and Loading Access.**

1           \* \* \* \*

2       **SEC. 159. ~~REQUIRED OFF-STREET PARKING NOT ON THE SAME LOT AS THE~~**  
3       **~~STRUCTURE OR USE SERVED.~~**

4           (a) — ~~One and Two-Unit Dwellings in RH Districts.~~ Required off-street parking  
5       spaces for one-unit and two-unit dwellings in RH Districts shall be located on the same lot as  
6       the dwelling served, or in a Private Automobile Parking Garage as defined in Section 102 of  
7       this Code.

8           (b) — ~~All Other Dwellings.~~ Required off-street parking spaces for all other dwellings  
9       shall be located on the same lot as the dwelling served, as an accessory use, or within a  
10      walking distance of 600 feet, as either a principal or a conditional use, depending upon the  
11      use provisions applicable to the district in which such parking is located.

12          (c) — ~~All Uses Other Than Dwellings.~~ Required off-street parking spaces for all uses  
13      other than dwellings shall be located on the same lot as the use served, as an accessory use,  
14      or within a walking distance of 800 feet, as either a principal or a conditional use, depending  
15      upon the use provisions applicable to the district in which such parking is located.

16          (d) — ~~Walking Distance Defined.~~ Walking distance for purposes of Subsections (b)  
17      and (c) above shall mean the distance from an outside entrance of a structure or use or part  
18      thereof, to each off-street parking space assigned to such structure or use or part thereof,  
19      along the shortest, most convenient pedestrian walkway open to the user or users of such off-  
20      street parking space.

21          (e) — ~~Requirements.~~ In order to be credited toward the requirements of this Code,  
22      any off-street parking space located as above on a lot other than the lot on which the structure  
23      or use to be served is located must be available for the actual lifetime of the structure or use  
24      to be served. Such availability shall be assured either by ownership of both the lot containing  
25      the structure or use to be served and the lot containing the off-street parking space by at least

1 one common owner, or by a lease or other instrument providing for the availability of the  
2 parking space for not less than the actual lifetime of the structure or use to be served; an  
3 attested copy of any such instrument shall be filed with the Planning Department prior to  
4 approval by said Department of any building permit application affected by this arrangement  
5 for provision of required off-street parking. In addition, in either case, a document in a form  
6 approved by the City Attorney shall be executed by the parties concerned, and by the Zoning  
7 Administrator, and recorded in the office of the County Recorder, serving as a notice of the  
8 restrictions under this Code applying to both the lot containing the structure or use to be  
9 served and to the lot containing the off-street parking space, by virtue of this arrangement for  
10 provision of required off-street parking.

11 (f) — **Termination and Modification.** The Zoning Administrator may authorize  
12 termination or modification of a requirement for off-street parking, and termination or  
13 modification of the corresponding legal instruments described in subsection 159(e) above, if  
14 the Zoning Administrator determines that all or a portion of the off-site parking in question is  
15 no longer necessary to fulfill a parking requirement of this Code.

16 **SEC. 160. COLLECTIVE PROVISION AND JOINT USE OF REQUIRED OFF-STREET**  
17 **PARKING.**

18 (a) — **Collective Provision of Off-Street Parking.** Collective provision of off-street  
19 parking spaces at the same location to meet the requirements of this Code for two or more  
20 structures or uses may be permitted, where the total quantity of spaces provided is at least  
21 equal to the total of the required spaces for all such structures or uses when computed  
22 separately.

23 (b) — **Joint Use of Off-Street Parking.** Joint use of the same off-street parking  
24 spaces to meet the requirements of this Code for two or more structures or uses may be  
25 permitted, where the normal hours of operation of such structures or uses are such as to

1 assure the feasibility of such joint use of parking, and where the total quantity of spaces  
2 provided is at least equal to the total of the required spaces for the structures or uses in  
3 operation at any given time.

4 (c) — **Requirements.** In order to be credited toward the requirements of this Code,  
5 any off-street parking space made available for collective or joint use and located on a lot  
6 other than the lot on which the structure or use to be served is located must be available for  
7 the actual lifetime of the structure or use to be served, and such availability shall be assured  
8 in the manner provided for in Section 159(e) of this Code. In addition, in the case of joint use  
9 of parking, an attested copy of a contract among all the parties concerned setting forth their  
10 agreement to such joint use shall be filed with the Department of City Planning prior to  
11 approval by said Department of any building permit application affected by the arrangement  
12 for joint use of parking, and in any such case a notice of restrictions upon the affected  
13 properties shall be executed and recorded in the manner provided for in Section 159(e),  
14 making specific reference to said contract and describing the arrangement for joint use of  
15 parking.

16 (d) — **Termination and Modification.** The Zoning Administrator may authorize  
17 termination or modification of collective provision or joint use of off-street parking, and  
18 termination or modification of the corresponding legal instruments described in subsection (c)  
19 above, if the Zoning Administrator determines that all or a portion of the off-street parking in  
20 question is no longer necessary to fulfill a parking requirement of this Code.

21 **SEC. 161. EXEMPTIONS AND EXCEPTIONS FROM OFF-STREET PARKING, FREIGHT**  
22 **LOADING AND SERVICE VEHICLE REQUIREMENTS.**

23 The following exemptions shall apply to the requirements for off-street parking and  
24 loading spaces set forth in Sections 151 through 155 of this Code. These provisions, as  
25 exemptions, shall be narrowly construed. Reductions or waivers by the Zoning Administrator

1 permitted by this Section 161 shall be conducted pursuant to the procedures of Section  
2 307(h)(2). Where exceptions in this Section require approval by the ~~Planning Commission or~~  
3 Zoning Administrator, the ~~Planning Commission or~~ Zoning Administrator shall consider the  
4 criteria of Section 307(i).

5 \* \* \* \*

6 (c) **Joint Use of Off-Street Parking.** Joint use of the same off-street parking  
7 spaces to meet the requirements of this Code for two or more structures or uses may be  
8 permitted, where the normal hours of operation of such structures or uses are such as to  
9 assure the feasibility of such joint use of parking and where the total quantity of spaces  
10 provided is at least equal to the total of the required spaces for the structures or uses in  
11 operation at any given time. ~~**Waterfront Special Use Districts.**~~ In recognition of the policies  
12 set forth in the Northeastern Waterfront Plan, a part of the General Plan, the unique nature of  
13 the area and the difficulty of providing vehicular access thereto, the Zoning Administrator or  
14 Planning Commission in specific cases may determine an appropriate reduction in off-street  
15 parking requirements in Waterfront Special Use Districts as described in Sections 240.1,  
16 240.2, and 240.3 of this Code, in authorizing any principal or Conditional Use, respectively,  
17 under those sections. In considering any such reduction, the Zoning Administrator for principal  
18 uses, and the Planning Commission for Conditional Uses, shall consider the criteria set forth  
19 in Section 307(i) of this Code.

20 \* \* \* \*

21 (e) **Freight Loading and Service Vehicle Spaces in C-3 Districts.** In recognition  
22 of the fact that site constraints in ~~C-3 Districts~~ may make provision of required freight loading  
23 and service vehicle spaces impractical or undesirable, a reduction in or waiver of the provision  
24 of freight loading and service vehicle spaces for uses in ~~C-3 Districts~~ may be permitted by the  
25 Zoning Administrator in all districts, or in accordance with the provisions of Section 309 of this



1 Code in C-3 Districts. In considering any such reduction or waiver, the following criteria shall  
2 be considered:

3 (1) Provision of freight loading and service vehicle spaces cannot be  
4 accomplished underground because site constraints will not permit ramps, elevators,  
5 turntables and maneuvering areas with reasonable safety;

6 (2) Provision of the required number of freight loading and service vehicle  
7 spaces on-site would result in the use of an unreasonable percentage of ground-floor area,  
8 and thereby preclude more desirable use of the ground floor for retail, pedestrian circulation or  
9 open space uses;

10 (3) A jointly used underground facility with access to a number of separate  
11 buildings and meeting the collective needs for freight loading and service vehicles for all uses  
12 in the buildings involved, cannot be provided; and

13 (4) Spaces for delivery functions can be provided at the adjacent curb  
14 without adverse effect on pedestrian circulation, transit operations or general traffic circulation,  
15 and off-street space permanently reserved for service vehicles is provided either on-site or in  
16 the immediate vicinity of the building.

17 ~~(f) — **RM, NC and C-2 Districts.** The Zoning Administrator may reduce the off-street~~  
18 ~~parking requirements in RM, NC and C-2 Districts pursuant to the procedures and criteria of~~  
19 ~~Sections 307(h)(2) and (i) of this Code.~~

20 \* \* \* \*

21 **SEC. 204.5. PARKING AND LOADING AS ACCESSORY USES.**

22 In order to be classified as an Accessory Use, off-street parking and loading shall meet  
23 all of the following conditions:

24 (a) **Location.** Such parking or loading facilities shall be located on the same lot as  
25 the structure or use served by them. (For provisions concerning required parking on a

1 separate lot as a Principal or Conditional Use, see Sections 156, 159, 160, and 161 of this  
2 Code.)

3 (b) **Parking Accessory to Dwellings.** Unless rented on a monthly basis to serve a  
4 nearby resident as described in subsection (c) Dwelling Unit pursuant to Section 204.5(b)(1),  
5 below, required accessory parking facilities for any Dwelling in any R District shall be limited,  
6 further, to storage of private passenger automobiles, private automobile trailers, boats, bicycle  
7 parking, scooters, motorcycles, and car-share vehicles as permitted by Section 150 and  
8 trucks of a rated capacity not exceeding three-quarters of a ton.

9 (c) **Lease of Accessory Residential and Live/Work Parking to Neighbors.**  
10 Notwithstanding any provision of this Code to the contrary, the following shall be permitted as  
11 an Accessory Use:

12 Lease of lawfully existing off-street residential or live/work parking spaces by the  
13 property owner or manager, for a term of no less than one month, is permitted as follows:

14 (1) for use by any resident of a Dwelling Unit located on a different lot within  
15 1,250 feet of such parking space; or

16 (2) for use by any resident of a Dwelling Unit located on a different lot within  
17 the City and County of San Francisco so long as no more than five spaces are rented to those  
18 who live beyond 1,250 feet of such parking space.

19 (e d) **Parking Exceeding Accessory Amounts.** Accessory parking facilities shall  
20 include only those facilities that do not exceed the amounts permitted by Section 151(c) or  
21 Table 151.1. Off-street parking facilities that exceed the accessory amounts shall be classified  
22 as a separate use, and may be principally or conditionally permitted as indicated in the Zoning  
23 Control Table for the district in which such facilities are located.

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

2 \* \* \* \*

3 **Table 209.1**  
**ZONING CONTROL TABLE FOR RH DISTRICTS**

4 \* \* \* \*

Zoning Category	§ References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
* * * *						
<b>RESIDENTIAL STANDARDS AND USES</b>						
Development Standards						
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Parking Requirements	§§ 151, 161	<u>None required. Maximum permitted per § 151.</u> <del>Generally, a minimum of one space for every Dwelling Unit required. Certain exceptions permitted per § 161.</del>				
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<b>NON-RESIDENTIAL STANDARDS AND USES</b>						
Development Standards						
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Parking Requirements	§§ 150, 151, 161	<u>None Required. Maximum permitted per § 151.</u> <del>Number of spaces determined by use per § 151. Certain exceptions permitted per § 161.</del>				
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

19  
20 **SEC. 209.2. RM (RESIDENTIAL, MIXED) DISTRICTS.**

21 \* \* \* \*

22 **Table 209.2**  
**ZONING CONTROL TABLE FOR RM DISTRICTS**

23 \*

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

<b>RESIDENTIAL STANDARDS AND USES</b>					
Development Standards					
****	****	****	****	****	****
Parking Requirements	§§ 151, <u>155</u> , 161	<u>None required. Maximum permitted per § 151.</u> <del>Generally one space for every Dwelling Unit minimum.</del> <del>Certain exceptions permitted per § 161.</del>			
****					

<b>NON-RESIDENTIAL STANDARDS AND USES</b>					
Development Standards					
****	****	****	****	****	****
Off-Street Parking	§§ 150, 151, <u>155</u> , 161	<u>None Required. Maximum permitted per § 151.</u> <del>Number of spaces determined by use per § 151.</del> <del>Certain exceptions permitted per § 161.</del>			
****	****	****	****	****	****

\*\*\*\*

**SEC. 210.1. C-2 DISTRICTS: COMMUNITY BUSINESS.**

\*\*\*\*

**Table 210.1  
ZONING CONTROL TABLE FOR C-2 DISTRICTS**

\*\*\*\*

Zoning Category	§ References	C-2
<b>RESIDENTIAL STANDARDS AND USES</b>		
Development Standards		
Residential Parking Requirements	§ 151, <u>155</u> , 161	<del>Generally one space per Dwelling Unit. Exceptions permitted per § 161. None required in the Washington-Broadway Special Use District.</del> <u>None Required. Maximum permitted per § 151.</u>
****		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
Development Standards		

Off-Street Parking	§§ 150, 151, 155, 161	As required by § 151. Certain exceptions permitted by §§ 161. None required in the Washington-Broadway Special Use District. <u>None Required. Maximum permitted per § 151.</u>
****	****	****

\*\*\*\*

**SEC. 210.4. M DISTRICTS: INDUSTRIAL.**

\*\*\*\*

**Table 210.4  
ZONING CONTROL TABLE FOR M DISTRICTS**

\*\*\*\*

Zoning Category	§ References	M-1	M-2
<b>RESIDENTIAL STANDARDS AND USES</b>			
Development Standards			
Residential Parking Requirements	§ 151, 166, 167, 204.5 161	None required. P up to one space for every two units. C up to three spaces for every four units. NP above.	
****	****	****	
<b>NON-RESIDENTIAL STANDARDS AND USES</b>			
Development Standards			
****	****	****	****
Off-Street Parking	§§ 150, 151.1, 167	None required. Maximums set in Planning Code § 151.1.	Minimum parking required per § 151
****			

\*\*\*\*

**SEC. 239. WASHINGTON-BROADWAY SPECIAL USE DISTRICT.**

1 In order to provide for certain areas with special traffic and parking considerations,  
2 many existing buildings of small scale and established character that have been and will be  
3 retained and converted, and certain wholesaling activities carried on with distinct benefit to the  
4 City, there shall be a Washington-Broadway Special Use District, as designated on Sectional  
5 Map No. SU01 of the Zoning Map of the City and County of San Francisco. The following  
6 provisions shall apply:

7 (a) ~~Required Parking.~~ No parking is required for any use, as provided in Section  
8 161(d) of this Code.

9 (b) ~~Drive-up Facilities.~~ Drive-up Facilities, as defined in Section 102 of this Code,  
10 are not permitted.

11 (c) ~~Parking Lots.~~ A Public Auto Parking Lot, or a Public Auto Parking Garage, shall  
12 not be permitted as a permanent use. A Public Auto Parking Lot may be permitted as a  
13 temporary use for up to five years only upon approval by the Planning Commission as a  
14 conditional use under Section 303 of this Code.

15 (d) ~~Parking Pricing.~~ The parking pricing requirements of Section 155(g) shall apply  
16 within the district.

17 **SEC. 240.1. WATERFRONT SPECIAL USE DISTRICT NO. 1.**

18 The following provisions shall apply within Waterfront Special Use District No. 1:

19 \* \* \* \*

20  
21 (f) ~~Off-street parking requirements may be modified by the Planning Department~~  
22 ~~and Planning Commission, as provided in Section 161(f) of this Code.~~

23 (g) The basic Floor Area Ratio limit shall be 5.0 to 1 to the extent provided in  
24 Section 124(e) of this Code. To calculate the Floor Area Ratio on piers under the  
25 jurisdiction of the Port Commission, all building permit applications shall include a map of the

1 lot or lease area with precise boundaries showing its location on the pier under consideration.  
2 The proposed lot shall be reviewed and approved as part of the building permit and be the  
3 basis for further alterations or expansions of the structure.

4 **SEC. 240.2. WATERFRONT SPECIAL USE DISTRICT NO. 2.**

5 The following provisions shall apply within Waterfront Special Use District No. 2:

6 (a) Industrial, commercial and other operations directly related to the conduct of  
7 waterborne commerce or navigation shall be permitted as pPrincipal uUses, except in  
8 residential zoning districts.

9 (b) A hHotel or mMotel, if otherwise listed in this Code as a permitted use, shall be  
10 permitted only upon approval by the Planning Commission as a eConditional uUse under  
11 Section 303 of this Code.

12 (c) An ~~automobile~~ Automotive sService station, if otherwise listed in this Code as a  
13 permitted use, shall be permitted only upon approval by the Planning Commission as a  
14 eConditional uUse under Section 303 of this Code.

15 (d) Any building or use which provides a greater number of off-street parking  
16 spaces than required under Section 151 of this Code shall be permitted only upon approval by  
17 the Planning Commission as a conditional use under Section 303 of this Code; provided,  
18 however, that this subsection shall not apply in any case where fewer than 10 such spaces  
19 are provided. Any building or use which provides 10 or more off-street parking spaces shall be  
20 permitted only upon approval by the Planning Commission as a Conditional Use under  
21 Section 303 of this Code.

22 (e) Any uUse, whether pPrincipal or aAccessory, not screened from view from  
23 adjacent streets and other public areas, with the exception of accessory off-street parking  
24 areas for nine or fewer automobiles, shall be permitted only upon approval by the Planning  
25 Commission as a eConditional uUse under Section 303 of this Code.

1           (e) The basic ~~f~~Floor ~~a~~Area ~~r~~Ratio limit shall be 5.0 to 1 to the extent provided in  
2 Section 124(e) of this Code.

3 **SEC. 240.3. WATERFRONT SPECIAL USE DISTRICT NO. 3.**

4           The following provisions shall apply within Waterfront Special Use District No. 3:

5           (a) Industrial, commercial and other operations directly related to the conduct of  
6 waterborne commerce or navigation shall be permitted as ~~p~~Principal ~~u~~Uses.

7           (b) A wholesale establishment conducted entirely within an enclosed building shall  
8 be permitted as a ~~p~~Principal ~~u~~Use.

9           \* \* \* \*

10          (f) A ~~h~~Hotel or ~~m~~Motel, if otherwise listed in this Code as a ~~p~~Permitted ~~u~~Use, shall  
11 be permitted only upon approval by the Planning Commission as a ~~e~~Conditional ~~u~~Use under  
12 Section 303 of this Code.

13          (g) An ~~automobile~~ Automotive ~~s~~Service ~~s~~Station, if otherwise listed in this Code as a  
14 ~~p~~Permitted ~~u~~Use, shall be permitted only upon approval by the Planning Commission as a  
15 ~~e~~Conditional ~~u~~Use under Section 303 of this Code.

16          (h) Any building or use which provides a greater number of off-street parking  
17 spaces than required under Section 151 of this Code shall be permitted only upon approval by  
18 the Planning Commission as a conditional use under Section 303 of this Code; provided,  
19 however, that this subsection shall not apply (1) in any case where fewer than 10 such spaces  
20 are provided, or (2) for property under the jurisdiction of the Port of San Francisco, to the  
21 extent such off-street parking spaces existed as of the effective date of this Subsection. Any  
22 building or use which provides 10 or more off-street parking spaces shall be permitted only  
23 upon approval by the Planning Commission as a Conditional Use under Section 303 of this  
24 Code.



(i) Any use, whether pPrincipal or aAccessory, not screened from view from adjacent streets and other public areas, with the exception of temporary uses pursuant to Section 205.1, accessory off-street parking areas for nine or fewer automobiles, or off-street parking areas on property under the jurisdiction of the Port of San Francisco in existence as of the effective date of this subsection, shall be permitted only upon approval by the Planning Commission as a eConditional uUse under Section 303 of this Code.

(j) The basic fFloor aArea rRatio limit shall be 5.0 to 1 to the extent provided in Section 124(e) of this Code.

~~(k) Off-street parking requirements may be modified by the Planning Department or Planning Commission, as provided in Section 161(f) of this Code.~~

**SEC. 242. BERNAL HEIGHTS SPECIAL USE DISTRICT.**

\* \* \* \*

(e) **Controls.** All provisions of the Planning Code applicable to an RH-1, RH-1(S), RH-2, and RH-3 District shall apply to applicable portions of the Special Use District except as otherwise provided in this Section.

\* \* \* \*

~~(4) **Parking.** The number of off-street parking spaces required for new construction shall be as follows:~~

<del>Usable Floor Area</del>	<del>Parking Spaces</del>
<del>0 to 1300</del>	<del>1</del>
<del>1301 to 2250</del>	<del>2</del>
<del>2251 to 2850</del>	<del>3</del>
<del>2851 to 3850</del>	<del>4</del>
<del>One additional parking space is required for each additional 1,000 square feet.</del>	

1 If more than one parking space is required, the first off-street parking space must have  
2 a minimum area of 160 square feet; second and subsequent spaces may be a compact car  
3 space and have a minimum area of 127.5 square feet. In the RH-2 and RH-3 District, the  
4 parking requirement is the greater of the number of spaces required by the above table, or  
5 one parking space per dwelling unit.

6 All alterations resulting in an increase in usable floor area shall be considered  
7 cumulatively from the effective date of this ordinance.

8 No tandem parking spaces are permitted for the first two required parking spaces for  
9 new construction. All other required parking spaces for new construction may be tandem  
10 parking spaces.

11 Tandem parking spaces are permitted for alterations in the RH-1 and RH-1(S) Districts,  
12 and are not permitted for alterations in the RH-2 and RH-3 Districts.

13 (A) — **RH-1 or RH-1(S) District Building Alterations.** The following  
14 parking requirements shall apply to alterations of existing structures in an RH-1 or RH-1(S)  
15 District:

16 (i) — If one or more alterations add 400 square feet or less of  
17 usable floor area to an existing building, no additional parking space is required to be added  
18 to the existing spaces.

19 (ii) — If one or more alterations add over 400 square feet of  
20 usable floor area but do not cause the total usable floor area of the building to exceed 1,650  
21 square feet, no additional parking space is required to be added to the existing spaces.

22 (iii) — If one or more alterations add over 400 square feet of  
23 usable floor area and the total usable floor area of the building is between 1,651 and 2,250  
24 square feet, a total of two parking spaces is required. One or both of these required spaces  
25 may be waived by the Zoning Administrator if the Zoning Administrator finds that (1) the off-

1 street parking space(s) would result in a new curb cut, or the proposed driveway would result  
2 in the loss of one parking space while adding one private space; or (2) the structure has an  
3 unaltered historic facade as determined by the Department of Planning and the owner has  
4 conveyed a facade easement to the San Francisco Architectural Heritage foundation.

5 (iv) — If one or more alterations add over 400 square feet of usable floor  
6 area and the total usable floor area is over 2,250 square feet, a total of three parking spaces  
7 or more is required, as provided by the above table. One additional parking space is required  
8 for each additional 1,000 square feet.

9 (B) — **RH-2 and RH-3 Building Alterations.** The following parking  
10 requirements shall apply to alterations of existing structures in an RH-2 or RH-3 District:

11 (i) — If one or more alterations add 200 square feet or less of usable  
12 floor area, no additional parking space is required.

13 (ii) — If one or more alterations add over 200 square feet of usable floor  
14 area, the parking standards for new construction set forth above shall apply to the entire  
15 building.

16 (4 5) **Curb Cuts and Garage Door Width.** The maximum width of curb cuts  
17 allowed for new construction shall be 10 feet; the maximum width of a garage door opening  
18 shall be 12 feet.

19 (5 6) **Design.** In addition to meeting applicable standards provided in this  
20 Section 242 and elsewhere in this Code, residential development subject to this Section 242  
21 shall be subject to the review and notification procedures provided by ~~Subs~~Section 311(c) of  
22 this Code. Requests for Planning Commission review shall be governed by Subsection 311(d)  
23 of this Code. In addition to applicable guidelines cited by Section 311, the Elsie Street Plan  
24 and the East Slope Building Guidelines shall be used as guidelines to determine  
25

1 neighborhood compatibility of new construction and alterations in the respective areas  
2 covered by those guidelines.

3 (6 7) **Demolition.**

4 \* \* \* \*

5 **SEC. 249.18. NORTHEAST CHINA BASIN SPECIAL USE DISTRICT.**

6 \* \* \* \*

7 (b) **Controls.**

8 (1) **General.** The provisions of the M-2 use district established by Section  
9 201 of this Code shall prevail except as provided in subsections (b) paragraphs (2) through (4)  
10 below.

11 (2) **Conditional Uses.** An open-air ballpark with a maximum seating capacity  
12 of 45,000, Sports Stadium as defined in Section 102 of this Code, with associated parking,  
13 and various uses accessory to or related to ballpark and assembly and entertainment uses,  
14 including sports clubs, restaurants, and retail shops, shall all be permitted as eConditional  
15 uUses.

16 (3) **Parking.** In recognition of the public transit anticipated to be available to  
17 serve a ballpark in the proposed location, in recognition of the large supply of parking in the  
18 vicinity, much of which can be made available for ballpark use in the evening and on  
19 weekends, and in recognition of the availability of approximately 5,000 off-site parking spaces  
20 near the ballpark during the first five years of the ballpark's operation, there shall be no  
21 minimum requirement for off-street parking spaces for the uUses permitted in the Northeast  
22 China Basin Special Use District. ~~This provision supersedes the parking requirements set~~  
23 ~~forth in Section 151 of this Code applicable to the permitted uses set forth herein.~~

1 **SEC. 304. PLANNED UNIT DEVELOPMENTS.**

2 In districts other than C-3, the Eastern Neighborhoods Mixed Use Districts, the DTR  
3 Districts, the North Beach Special Use District, or the South of Market Mixed Use Districts, the  
4 Planning Commission may authorize as Conditional Uses, in accordance with the  
5 provisions of Section 303, Planned Unit Developments subject to the further requirements and  
6 procedures of this Section 304. After review of any proposed development, the Planning  
7 Commission may authorize such development as submitted or may modify, alter, adjust or  
8 amend the plan before authorization, and in authorizing it may prescribe other conditions as  
9 provided in Section 303(d). The development as authorized shall be subject to all conditions  
10 so imposed and shall be excepted from other provisions of this Code only to the extent  
11 specified in the authorization.

12 \* \* \* \*

13 (d) **Criteria and Limitations.** The proposed development must meet the criteria  
14 applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In  
15 addition, it shall:

- 16 (1) Affirmatively promote applicable objectives and policies of the General  
17 Plan;
- 18 (2) Provide off-street parking appropriate to adequate for the occupancy  
19 proposed and not exceeding principally-permitted maximum amounts;

20 \* \* \* \*

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

22 \* \* \* \*

23 **Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1**  
24 **ZONING CONTROL TABLE**

25 \* \* \* \*

		<b>NC-1</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	<del>A minimum of one</del> <u>No</u> car parking space for every Dwelling Unit required. <del>Maximum permitted per § 151. Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
***		
<b>NON-RESIDENTIAL STANDARDS</b>		
Development Standards		
Floor Area Ratio	§§ 102 , 123, 124	1.8 to 1
Use Size	§ 102	P up to 2,999 square feet; C 3,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	<del>No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet.

Exceptions permitted per §§ 155 and 161.

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

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**Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2 ZONING CONTROL TABLE**

\*\*\*\*

		NC-2
Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	<del>A minimum of one No-car parking space for every Dwelling Unit required. Maximum permitted per § 151. Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above

Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <del>155 and 161</del> for car parking waiver. <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

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

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

\*\*\*\*

		NC-3
Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> 161, 166, 204.5	A minimum of one <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are



		required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		
<b>NON-RESIDENTIAL STANDARDS</b>		

<b>Development Standards</b>		
Floor Area Ratio	§§ 102, 123, 124	3.6 to 1
Use Size	§§ 102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver. <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 <u>and</u> 161.

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

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

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		<b>NC-S</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	Generally, either 100 square feet if private, or 133 square feet if common.(1)
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> 161, 166, 204.5	<del>A minimum of one automotive space for every Dwelling Unit</del> <u>No car parking required. Maximum permitted per § 151. Certain exceptions permitted per §§ 155 and 161.</u> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		
<b>NON-RESIDENTIAL STANDARDS</b>		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§ 102, 121.2	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153-156, <del>159</del> 161, 166, 204.5	<del>No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet.

		Exceptions permitted per §§ <u>155</u> and <u>161</u> .
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**SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

		<b>Castro NCD</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet if private, or 100 square feet if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	<del>A minimum of one</del> <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		

**NON-RESIDENTIAL STANDARDS AND USES**

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.0 to 1
Use Size	§§ 102, 121.2	P to 1,999 square feet; C 2,000 square feet to 3,999 square feet;

		NP(1) 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ <del>155 and 161</del> for car parking waiver. <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and 161.</u>

\*\*\*\*

**SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

\*\*\*\*

Inner Clement		
Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet if private, or 100 square feet if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	A minimum of one <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share

		spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159- 161, 166, 204.5	No car parking required if <del>Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per <u>§§ 155 and 161.</u>

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

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

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		<b>Outer Clement</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards
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1	Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
2	3 4 5 6 7	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
8			
9	Dwelling Unit Mix	§ 207.6	Not required
10	* * * *		
11	<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

12	Development Standards		
13	Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
14	Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
15	16 17 18	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if <u>Occupied Floor Area</u> is less than <u>5,000 square feet</u> . See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver. <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
19			
20	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

\* \* \* \*

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

\* \* \* \*

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

\* \* \* \*

24			<b>Upper Fillmore NCD</b>
25	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>

**RESIDENTIAL STANDARDS AND USES**

Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159- 161, 166, 204.5	<del>A minimum of one car parking space for every Dwelling Unit required. Maximum permitted per § 151. Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		

**NON-RESIDENTIAL STANDARDS AND USES**

**Development Standards**

Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159- 161, 166, 204.5	<del>No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per <u>§§ 155 and 161.</u>

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**SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

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<b>Haight Street NCD</b>		
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	<del>A minimum of one</del> <u>No</u> car parking space for every <del>Dwelling Unit</del> required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	<del>No car parking required if Occupied Floor Area is less than 5,000 sq. ft. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

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

2 \* \* \* \*

3 **Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 4 **ZONING CONTROL TABLE**

4 \* \* \* \*

Polk Street NCD		
Zoning Category	§ References	Controls
<b>NON-RESIDENTIAL STANDARDS AND USES (7)</b>		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§ 102, 121.2	P up to 1,999 square feet; C 2,000 to 3,999 square feet; NP 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159-161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver. <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

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

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

22 \* \* \* \*

Sacramento Street NCD		
Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common.
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if <del>Occupied Floor Area is less than 5,000 square feet. See chart in § 154 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.

Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.
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**SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

\* \* \* \*

		<b>Union Street NCD</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	A minimum of one <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
* * * *		

**NON-RESIDENTIAL STANDARDS AND USES**

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	3.0 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if <del>Occupied Floor Area is less than 5,000 square feet.</del> <u>Maximum permitted per § 151.</u> <del>See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.

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2       **SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

3           \* \* \* \*

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

6           \* \* \* \*

		Pacific Avenue NCD
Zoning Category	§ References	Controls
<b>NON-RESIDENTIAL STANDARDS AND USES (6)</b>		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.5 to 1
Use Size	§ 102, 121.2	P up to 1,999 square feet; C 2,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	No car parking required if <del>Occupied Floor Area is less than 2,000 square feet.</del> <u>Maximum permitted per § 151.</u> See chart in § 151 for uses over 2,000 square feet. See §§ 155 and 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.

Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.
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22       **SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

23           \* \* \* \*

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

25           \* \* \* \*

		<b>24th Street - Noe Valley NCD</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	80 square feet if private, or 100 square feet if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	<del>A minimum of one No car parking space for every Dwelling Unit required. Maximum permitted per § 151. Certain exceptions permitted per §§ 155 and 161. Bike parking required per § 155.2.</del> If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		

**NON-RESIDENTIAL STANDARDS AND USES**

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5	<del>No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver. Maximum permitted per § 151.</del> Bike parking required per Section 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and 161</u> .

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1 **SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 \* \* \* \*

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

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		West Portal NCD
Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet if private, or 133 square feet if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	<del>A minimum of one</del> <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
* * * *		
<b>NON-RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 to 3,999 square feet; NP 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	No car parking required if <del>Occupied Floor Area is less than 5,000 square feet.</del> See chart in § 151 for uses over 5,000 square feet. See <del>§§ 155 and 161</del> for car parking waiver. <u>Maximum permitted per § 151.</u> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.

1 2	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ <u>155 and</u> 161.
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4 **SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.**

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

7 \* \* \* \*

8 Inner Sunset NCD		
9 Zoning Category	§ References	Controls
10 <b>RESIDENTIAL STANDARDS AND USES</b>		

11 Development Standards		
12 Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
14 Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> 161, 166, 204.5	<del>A minimum of one</del> <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
16 Dwelling Unit Mix	§ 207.6	Not required
17 * * * *		
18 <b>NON-RESIDENTIAL STANDARDS AND USES</b>		

21 Development Standards		
22 Floor Area Ratio	§§ 102, 123, 124	1.8 to 1
23 Use Size	§§ 102, 121.2	P up to 2,499 square feet; C 2,500 square feet and above

1 2 3 4 5 6	Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159- 161, 166, 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. <u>Maximum permitted per § 151.</u> See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
7 8	Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.

9 \* \* \* \*

10 **SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

11 \* \* \* \*

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

13 \* \* \* \*

		Noriega Street NCD
Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159- 161, 166, 204.5	<del>A minimum of one</del> No car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
* * * *		

24 **NON-RESIDENTIAL STANDARDS AND USES**



Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	No car parking required if <del>Occupied Floor Area is less than 5,000 square feet.</del> <u>Maximum permitted per § 151.</u> See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per <u>§§ 155 and 161.</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**

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		Irving Street NCD
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	<del>A minimum of one No car parking space for every Dwelling Unit required.</del> <u>Maximum permitted per § 151.</u> Certain exceptions permitted per §§ 155 and 161. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.

Dwelling Unit Mix	§ 207.6	Not required
****		

**NON-RESIDENTIAL STANDARDS AND USES**

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, <del>159</del> - 161, 166, 204.5	No car parking required if <del>Occupied Floor Area is less than 5,000 square feet.</del> <u>Maximum permitted per § 151.</u> See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per <u>§§ 155 and 161.</u>

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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**

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		<b>Taraval Street NCD</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		

Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common

Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159- 161, 166, 204.5	A minimum of one <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		

**NON-RESIDENTIAL STANDARDS AND USES**

Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§ 102	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 159- 161, 166, 204.5	No car parking required if <del>Occupied Floor Area is less than 5,000 square feet.</del> <u>Maximum permitted per § 151.</u> <del>See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per <u>§§ 155 and 161.</u>

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

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

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		<b>Judah Street NCD</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>

**RESIDENTIAL STANDARDS AND USES**

Development Standards

Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 151, 161, 166	<del>A minimum of one</del> <u>No</u> car parking space for every Dwelling Unit required. <u>Maximum permitted per § 151.</u> <del>Certain exceptions permitted per §§ 155 and 161.</del> Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.6	Not required
****		

**NON-RESIDENTIAL STANDARDS AND USES**

Development Standards

Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 150, 151, 161	<del>No car parking required if Occupied Floor Area is less than 5,000 square feet. Maximum permitted per § 151. See chart in § 151 for uses over 5,000 square feet. See §§ 155 and 161 for car parking waiver.</del> Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.
Off-Street Freight Loading	§§ 150, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per <u>§§ 155 and 161.</u>

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

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**Table 810  
CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE**

\*\*\*\*

No.	Zoning Category	§ References	Chinatown Community Business Controls
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</b>			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.8 to 1 § 124(a) (b)
.20	Use Size [Nonresidential]	§ 890.130	P up to 5,000 sq. ft. C 5,000 sq. ft. & above, except for Restaurants § 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 151.1, 153 - 156, 166, 204.5, 303	None required 4
.23	Off-Street Freight Loading	§§ 150, 153 - 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b). <i>Exception permitted per § 155.</i>
.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
.25	Drive-Up Facility	§ 890.30	
.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 890.48	No limit
.30	General Advertising Sign	§ 607.2	NP
.31	Business Sign	§§ 602 - 604, 608.1, 608.2	P § 607.2(f)

	* * * *				
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Chinatown Community Business Controls by Story</b>		
			<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
<b>RESIDENTIAL STANDARDS AND USES</b>					
.90	Residential Use	§ 890.88	P	P	P
.91	Dwelling Unit Density	§§ 207, 207.1, 890.88(a)	Generally, up to 1 unit per 200 sq. ft. lot area # § 207(c)		
.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		
.94	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 156, 166, 167, 204.5, 303	<p><u>None required.</u> P up to one car for each two Dwelling Units, <i>but subject to § 155</i>; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Sections 303 <u>and</u> 151.1(e), 1 NP above 0.75 cars for each Dwelling Unit § 303(u)</p> <p># mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.</p>		
.95	Automobile Parking Lot, Community Residential	§ 156, 160, 890.7	C	C	C
.96	Automobile Parking Garage, Community Residential	§ 160, 890.8		C	C
.97	Residential Conversion or Demolition, Residential Hotels	Ch. 41 Admin. Code			
.98	Removal of Residential or Unauthorized Units	§ 317	C		

	through Conversion, Demolition, or Merger		
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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
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</b>			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.0 to 1 § 124(a) (b)
.20	Use Size [Nonresidential]	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 5,000 sq. ft. Except for Restaurants - 5,000 sq. ft. § 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. above 10,000 sq. ft. § 135.1
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 151.1, 153 - 156, 166, 204.5, 303	None required
.23	Off-Street Freight Loading	§§ 150, 153 - 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b). <i>Exception</i>

			<i>permitted per § 155.</i>		
.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere		
.25	Drive-Up Facility	§ 890.30			
.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise		
.27	Hours of Operation	§ 890.48	P 6 a.m. - 11 p.m. C 11 p.m. - 2 a.m.		
.30	General Advertising Sign	§ 607.2	NP		
.31	Business Sign	§§ 602 - 604, 608.1, 608.2	P § 607.2(f)		
	* * * *				
No.	Zoning Category	§ References	Chinatown Visitor Retail Controls by Story		
			1st	2nd	3rd+
<b>RESIDENTIAL STANDARDS AND USES</b>					
.90	Residential Use	§ 890.88	P	P	P
.91	Dwelling Unit Density	§§ 207, 207.1, 890.88(a)	Generally, up to 1 unit per 200 sq. ft. lot area # § 207(c)		
.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		
.94	Off-Street Parking, Residential	§§ 150, 151.1, 153 - 156, 166, 167, 204.5, 303	<u>None required.</u> P up to one car for each two Dwelling Units, <i>but</i> <i>subject to § 155</i> ; C up to .75 cars for each Dwelling Unit, subject		



			to the criteria and procedures of Sections 303(u) and 151.1(e), NP above 0.75 cars for each Dwelling Unit		
.95	Automobile Parking Lot, Community Residential	§ 156, 160, 890.7	C	C	C
.96	Automobile Parking Garage, Community Residential	§ 160, 890.8	C	C	C
.97	Residential Conversion or Demolition, Residential Hotels	Ch. 41 Admin. Code			
.98	Removal of Residential or Unauthorized Units through Conversion, Demolition, or Merger	§ 317	C		
<b>OTHER USES</b>					
.99	Wireless Telecommunications Services Facility	§ 102	P	P	P

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**SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

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<b>Table 812 CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE</b>			
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No.	Zoning Category	§ References	Chinatown Residential Neighborhood Commercial Controls
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</b>			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	1.0 to 1 § 124(a) (b)
.20	Use Size [Nonresidential]	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 4,000 sq. ft. § 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1

1	.22	Off-Street Parking, Commercial and Institutional	§§ 150, 151.1, 153 - 156, 166, 204.5, 303	None Required		
2						
3	.23	Off-Street Freight Loading	§§ 150, 153 - 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b). <i>Exception permitted per § 155.</i>		
4						
5	.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere		
6	.25	Drive-Up Facility	§ 890.30			
7	.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise		
8	.27	Hours of Operation	§ 890.48	P 6 a.m. - 11 p.m. C 11 p.m. - 2 a.m.		
9	.30	General Advertising Sign	§ 607.2	NP		
10	.31	Business Sign	§§ 602 - 604, 608.1, 608.2	P § 607.2(f)		
11						
12		* * * *				
13	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Chinatown Residential Neighborhood Commercial Controls by Story</b>		
14				<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
15	<b>RESIDENTIAL STANDARDS AND USES</b>					
16	.90	Residential Use	§ 890.88	P	P	P
17	.91	Dwelling Unit Density	§§ 207, 207.1, 890.88(a)	Generally, up to 1 unit per 200 sq. ft. lot area # § 207(c)		
18	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
19	.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
20	.93	Usable Open Space	§§ 135, 136	48 sq. ft. § 135 Table 3		
21						
22						
23						
24						
25						

1	[Per Residential Unit]				
2					
3	.94 Off-Street Parking, Residential	§§ 150, 151.1, 153 - 156, 204.5, 303	None required. P up to one car for each two Dwelling Units, <i>but subject to § 155</i> ; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Sections 303(u) and 151.1(e), NP above 0.75 cars for each Dwelling Unit		
4					
5	.95 Automobile Parking Lot, Community Residential	§ 156, 160, 890.7	C	C	C
6					
7	.96 Automobile Parking Garage, Community Residential	§ 160, 890.8	C	C	C
8					
9	.97 Residential Conversion or Demolition, Residential Hotels	Ch. 41 Admin. Code			
10					
11	.98 Residential Conversion, Demolition, or Merger	§ 317	C for Removal of one or more Residential Units or Unauthorized Units.		
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13					
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19  
20 Section 4. Application. The terms of this ordinance shall not apply to any project  
21 sponsor that submitted either an Environmental Evaluation Application or Development  
22 Application prior to its effective date.

23  
24 Section 5. Effective Date. This ordinance shall become effective 30 days after  
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
2 of Supervisors overrides the Mayor's veto of the ordinance.

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

10  
11 APPROVED AS TO FORM:  
12 DENNIS J. HERRERA, City Attorney

13 By: \_\_\_\_\_  
14 JUDITH A. BOYAJIAN  
15 Deputy City Attorney

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