ORDINANCE NO.

1 [Bayview Rezoning.]
-----------------------

2

2												
3	Ordinance amending the Planning Code by adding Sections 121.5, 121.7, 210.7, 210.8,											
4	210.9, 230 and 249.32 and amending Sections 204.3, 204.4, 210, 210.6, and 213 through											
5	227 to create a new Design and Development Special Use District and modify the											
6	existing M (Industrial) Districts to establish PDR-1 (Light Industrial Buffer) and PDR-2											
7	(Production, Distribution and Repair) Districts and specify the use controls for											
8	activities in the PDR Districts, which generally will principally permit light											
9	manufacturing, wholesale and repair activities, prohibit or require a conditional use											
10	permit for heavy industry, prohibit housing, limit the size of retail and office uses, place											
11	controls on subdivision of large lots, provide accessory use guidelines and regulate											
12	the demolition of industrial buildings.											
13	Note: Additions are <u>single-underline italics Times New Roman;</u>											
14	deletions are <i>strikethrough italics Times New Roman</i> . Board amendment additions are <u>double underlined</u> .											
15	Board amendment deletions are strikethrough normal.											
16	Be it ordained by the People of the City and County of San Francisco:											
17	Section 1. Findings. The Board of Supervisors of the City and County of San Francisco											
18	hereby finds and determines that:											
19	(a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this											
20	Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in											
21	Planning Commission Resolution No. <u>17494</u> and incorporates said Resolution											
22	herein by reference. A copy of said resolution is on file with the Clerk of the Board of											
23	Supervisors in File No. <u>080339</u> .											
24	(b) This Board of Supervisors finds that this Ordinance is consistent with the General											
25	Plan and Priority Policies of Section 101.1(b) of the Planning Code for the reasons set forth in											

the Planning Commission Resolution No. <u>17494</u> and incorporates said Resolution
 herein by reference. A copy of said resolution is on file with the Clerk of the Board of

3 Supervisors in File No. <u>080339</u>.

4 (c) Environmental Findings. The Planning Department has determined that the actions
5 contemplated in this Ordinance are in compliance with the California Environmental Quality
6 Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file
7 with the Clerk of the Board of Supervisors in File No. <u>080339</u> and is incorporated
8 herein by reference.

9 Section 2. The San Francisco Planning Code is hereby amended by adding Sections
10 121.5, 121.7, 230 and 249.32 to read as follows:

11

# SEC. 121.5. USE SIZE LIMITS (NON-RESIDENTIAL), PDR DISTRICTS.

12 In order to preserve land and building space for light industrial activities, non-accessory retail

13 *and office uses that exceed the square footage stated in the table below shall not be permitted in PDR* 

14 *Districts. The use area shall be measured as the occupied floor area of all retail or offices activities on* 

15 *a lot, as defined in the land use controls for PDR Districts in Section 218 (Retail Sales and Personal* 

16 <u>Services) and Section 219 (Offices) of this Code. Additionally, a cumulative use size maximum applies</u>

17 *in PDR Districts, such that the combined floor area of any and all uses permitted by Sections 218 and* 

18 *219 may not exceed the limits stated in the table below for any given lot.* 

These use size maximum limits shall not apply to accessory uses, as defined in Section 204.3 of

- 20 *this Code.*
- 21

19

21				
22	<u>District</u>	<u>Cumulative Use Size</u> Limit, All Uses per	<u>Cumulative Use Size</u> Limit, All Uses per	<u>Total Size Maximum,</u> All Uses per Sections
23		Section 218	Section 219	218 and 219 Combined
24	<u>PDR-1</u>	<u>2,500 sq. ft</u>	<u>5,000 sq. ft.</u>	<u>7,500 sq. ft.</u>
25	<u>PDR-2</u>	<u>2,500 sq. ft.</u>	<u>5,000 sq. ft.</u>	<u>5,000 sq. ft.</u>

### SEC. 121.7. SUBDIVISION OF LARGE LOTS, PDR DISTRICTS.

1

2	In order to promote, protect, and maintain viable space for a wide range of light											
3	<u>industrial uses in PDR D</u>	istricts, in furtheran	ce of Objective 4 of th	ne Commerce and Industr	ry Element							
4	and Policies 1.5 and 8.1 o	of the Bayview Hunt	ers Point Area Plan,	any proposal to subdivid	<u>e,</u>							
5	resubdivide, or perform a lot line adjustment to a parcel that is equal to or greater than 10,000 square											
6	feet, into one or more smaller parcels, shall be permitted only with conditional use approval.											
7	Additionally, all proposals for the subdivision, resubdivision, or lot line adjustments of parcels											
8	in PDR Districts shall be evaluated in consideration of the following criteria in order to further											
9	Objective 4 of the Commerce and Industry Element and Policies 1.5 and 8.1 of the Bayview Hunters											
10	<u>Point Area Plan:</u>											
11	(1) The proposed parcelization will support light industrial activities in the district.											
12	(2) If the resulting parcelization will require demolition of a structure, the demolition of the											
13	structure complies with the replacement requirement per Section 230.											
14	(3) The uses proposed for the parcels, if any, comply with the cumulative use size limits per											
15	Section 121.5, and other	requirements of this	<u>Code.</u>									
16	<u>SEC. 230. DEM</u>	OLITION OF INDU	USTRIAL BUILDIN	<u>GS IN PDR DISTRICTS</u>	<u>,</u>							
17	<u>REPLACEMENT</u>	<u>requirement</u>	<u>S.</u>									
18	In order to preser	ve the existing stock	of buildings suitable	for industrial activities a	ind to create							
19	<u>new viable space for indu</u>	strial operations in	PDR Districts, propo	osals to demolish industri	<u>al buildings</u>							
20	are subject to the following	ıg replacement requ	irements.									
21												
22		<u>Demolition</u>	<u>Replacement</u> <u>requirement</u>	<u>Ratio applied (3)</u>								
23	Unsound Structure (1)	<u>P</u>	<u>Yes</u>	<u>None Applicable</u>								
24	Sound Structure	<u>P</u> <u>if primary</u>	<u>Yes</u>	<u>If all buildings</u> <u>proposed for</u>								
25		<u>proposed use is</u> <u>industrial (2)</u>		demolition represent greater than 0.3								

San Francisco Planning Department **BOARD OF SUPERVISORS** 

4					FAR, then 1:1								
1					For lots less than,								
2					<u>or equal to, 0 .4</u> <u>FAR then 2:1</u>								
3	<u>(1)</u>	If the cost of rehab	ilitation exceeds 5	0% of the replacement	cost of a comparable st	ructure.							
4	(2) A principally permitted use per Sections 220, or 222-227 of this Code.												
5	(3) Ratio given refers to the square footage of building space required in the replacement project												
6	versus the square footage of the demolished structures.												
7	SECTION 249.32. SOUTH BASIN DESIGN AND DEVELOPMENT SPECIAL USE DISTRICT												
8		In recognition of e	existing large parce	els where a limitation o	on office square footage	per lot							
9	would	l be proportionally in	appropriate, to a	ccommodate office space	ce for activities that req	<u>uire space</u>							
10	<u>outsic</u>	le of downtown, to p	rovide affordable o	office space to small fir	ms and organizations w	which may be							
11	engag	ged in incubator busi	nesses and microe	nterprises, and to accor	mmodate office space ir	n relation to							
12				•	ty uses in the immediate								
13					certain portions of the S								
14		-			tersections of Cargo Wa								
15		·	-		nown on Sectional Map								
16				apply within such spec	-	<u>,</u>							
17					and controls for PDR-	1 and PDR-2							
18	Distri				o lots within this Design								
19			v	use provisions containe	·								
20	Devel	*	• •	*	o of 0.25 of gross floor	area to 1							
21	sauar		-	-	s of the PDR-2 District.								
22	-			-	<u>District under Planning</u>								
23				000 square feet of gros	-	<u>Coue</u>							
24	<u>seciit</u>	<u>m 217, not snutt ti e.</u>	<u></u>	<u>000 square jeer oj gros</u>	<u>s fioor area per ioi.</u>								
25													

1	(c) An office use above the amount permitted in Section 249.32(b) is permitted provided that
2	it shall be limited to the following activities:
3	(1) design activities, including but not limited to architectural, graphic, interior, product, and
4	industrial design;
5	(2) business service as defined in Planning Code Section 890.111;
6	(3) ancillary office activities related to internet, telecommunications, electronic networking
7	or data storage service and maintenance;
8	(4) digital media and arts.
9	(d) For all office use square footage greater than the amount permitted under 249.32(b), a
10	Notice of Special Restriction shall be executed by the Zoning Administrator and recorded in the Office
11	of the County Recorder, specifying that the office activities are limited to the uses permitted under
12	Planning Code Section 249.32(c).
13	(e) For all office use square footage greater than the amount permitted under 249.32(b), each
14	individual business shall be limited to 5,000 square feet of gross floor area.
15	(f) Off-street parking spaces shall be provided in the minimum amounts as follows:
16	(1) for office uses permitted under Section 249.32(b), according to Table 151 of this Code;
17	(2) for office uses permitted under Section 249.32(c), 1 space for every 2,500 square feet of
18	occupied floor area.
19	Section 3. The San Francisco Planning Code is hereby amended by amending
20	Sections 204.3, 204.4, 210, and 210.6 to read as follows:
21	_ SEC. 204.3. ACCESSORY USES IN C, <u>AND-M, <u>AND PDR</u> DISTRICTS.</u>
22	(a) No use shall be permitted as an accessory use to a lawful principal or
23	conditional use in any C-1 or C-2 District which involves or requires any of the following:
24	(1) The total employment for such accessory use of more than five persons in a C-1
25	District, or more than 10 persons in a C-2 District;
	San Francisco Planning Department

1 (2) The use of any single machine of more than one horsepower in a C-1 District, or 2 more than 2 1/2 horsepower in a C-2 District;

3 (3) The use of machines in any one establishment in an aggregate of more than five
4 horsepower in a C-1 District, or more than 10 horsepower in a C-2 District;

5 (4) The use of more than 1/4 of the total floor area occupied by such use and the 6 principal or conditional use to which it is accessory, except in the case of accessory off-street 7 parking or loading; or

8 (5) The production of goods not intended primarily for retail sale or use on the 9 premises.

(b) No use shall be permitted as an accessory use to a lawful principal or
conditional use in any C-3 District which involves or requires the use of any single machine of
more than five horsepower; or the use of more than 1/4 of the total floor area occupied by
such use and the principal or conditional use to which it is accessory, except in the case of
accessory off-street parking and loading. These limitations shall not apply to equipment or
machines pertaining integrally to the lawful principal use itself.

(c) Notwithstanding the provisions of Sections 227(h) and (i) and 260(b)(2)(l) and
(M) of this Code, an accessory use to a lawful principal or conditional use in any C or M
District which involves or requires the installation of a tower or antenna solely for the reception
of radio and television broadcasts for the exclusive benefit of the residents or occupants in the
building on which the antenna is placed shall be permitted without regard to the height of such
tower or antenna and without regard to the proximity of such tower or antenna to any R
District.

(d) No use shall be permitted as an accessory use to a lawful principal or conditional use in
 any PDR District which involves or requires the use of more than one-third (1/3) of the total floor area

1 <u>occupied by such use and the principal or conditional use to which it is accessory, except in the case of</u>

2 *accessory off-street parking and loading.* 

3

# SEC. 204.4. DWELLING UNITS ACCESSORY TO OTHER USES.

(a) In any R, NC, or C District, one dwelling unit to serve as the residence of a
manager and the manager's family shall be permitted as an accessory use for any permitted
hotel, motel or group housing structure, without any such structure being classified as a
dwelling for purposes of this Code due to the presence of such dwelling unit.

(b) In any NC, C, *or* M, *or PDR* District, dwelling units which are integrated with the
working space of artists, artisans and other craftspersons shall be permitted as an accessory
use to such working space, when such dwelling units are occupied by a group of persons
including no more than four adults, and where the occupancy meets all applicable provisions
of the Building Code and Housing Code.

- 13 (1) In PDR Districts, dwelling units permitted by Section 204.4(b) may not represent more
   14 than one-fourth (1/4) of the total floor area occupied by such use and the principal use to which it is
- 15 <u>accessory.</u>

16 (c) In any M <u>or PDR</u> District, one dwelling unit or other form of habitation to serve as 17 the residence of a caretaker and the caretaker's family shall be permitted as an accessory use 18 for any permitted principal or conditional use in such district, where the operation of such use 19 necessitates location of such residence in such district.

20

# SEC. 210. DESCRIPTION AND PURPOSE OF COMMERCIAL, AND INDUSTRIAL,

- 21
- AND PRODUCTION/DISTRIBUTION/REPAIR DISTRICTS.

The following statements of description and purpose outline the main functions of the C (Commercial), *and* M (Industrial), *and PDR (Production, Distribution, and Repair)* Districts in the zoning plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. The emphasis, in the case of these districts, is upon the allocation of

adequate areas in proper locations for the carrying on of business and industry to serve City,
 regional and national needs and provide San Francisco with a sound and growing economic
 base.

4 The description and purpose statement for Neighborhood Commercial Districts are 5 listed in Article 7, Sections 710.1 through 728.1. The description and purpose statements for 6 South of Market Districts are listed in Article 8, Sections 813 through 818 of this Code.

7

#### SEC. 210.6. M-2 DISTRICTS: HEAVY INDUSTRIAL.

8 These districts are the least restricted as to use and are located at the eastern edge of 9 the City, separated from residential and commercial areas. The heavier industries are 10 permitted, with fewer requirements as to screening and enclosure than in M-1 Districts, but 11 many of these uses are permitted only as conditional uses or at a considerable distance from 12 Residential Districts. <u>Most of the land zoned M-2 is controlled by the Port of San Francisco.</u>

Section 4. The San Francisco Planning Code is hereby amended by adding Sections
210.7, 210.8 and 210.9 to read as follows:

15

#### SEC. 210.7. PDR DISTRICTS: PURPOSE.

These districts provide space for a wide variety of PDR (production, distribution and repair) 16 17 and other non-residential activities in districts where these uses are free from inherent economic and 18 operational competition and conflicts with housing, large office developments, and large-scale retail, 19 which are not permitted in these districts. Other uses that share operational characteristics with PDR uses are permitted in these districts, as they require large flexible spaces and prefer separation from 20 21 intensive housing districts. PDR-zoned land is also an important reservoir of space in San Francisco 22 for new and evolving industry and activity types that cannot be foreseen today and cannot practically 23 function or compete for space in a typical downtown office or neighborhood commercial environment. 24 Businesses and activities allowed in PDR districts generally share a need for flexible operating space 25 that features large open interior spaces, high ceilings, freight loading docks and elevators, floors

1	capable of bearing heavy loads, and large (often uncovered exterior) storage areas. These uses are
2	often not ideally compatible with housing for operational reasons, including the need for significant
3	trucking and delivery activities, 24-hour operation, and emission of noise, odors and vibrations.
4	Importantly, PDR uses are limited in the amount of rent they can afford relative to office, retail, and
5	residential uses, yet are important sectors of the City's economy.
6	<u>SEC. 210.8 PDR-1 DISTRICTS: LIGHT INDUSTRIAL BUFFER.</u>
7	These districts are intended to create a buffer area between residential neighborhoods and light
8	industrial areas, primarily in the Bayview Hunters Point neighborhood. This zone allows for less
9	intensive PDR activities that will not compromise the quality of life of nearby residents. These uses
10	generate less external noise, odors, and vibrations and engage in fewer trucking activities than those
11	permitted in PDR-2 districts. Uses in this district are generally conducted completely within enclosed
12	structures. Small-scale retail and office uses are permitted, as are other activities that may serve well
13	to buffer existing residential neighborhoods from areas of concentrated industrial operations.
14	SEC. 210.9. PDR-2 DISTRICTS: PRODUCTION, DISTRIBUTION, AND REPAIR.
14 15	SEC. 210.9. PDR-2 DISTRICTS: PRODUCTION, DISTRIBUTION, AND REPAIR. These districts encourage the introduction, intensification, and protection of a wide range of
15	These districts encourage the introduction, intensification, and protection of a wide range of
15 16	These districts encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities, while prohibiting new housing, large office developments,
15 16 17	<u>These districts encourage the introduction, intensification, and protection of a wide range of</u> <u>light and contemporary industrial activities, while prohibiting new housing, large office developments,</u> <u>large-scale retail, and the heaviest of industrial uses, such as incinerators. The conservation of</u>
15 16 17 18	These districts encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities, while prohibiting new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. The conservation of existing flexible industrial buildings is also encouraged. These districts permit certain non-industrial,
15 16 17 18 19	These districts encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities, while prohibiting new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. The conservation of existing flexible industrial buildings is also encouraged. These districts permit certain non-industrial, non-residential uses, including small-scale retail and office, entertainment, certain institutions, and
15 16 17 18 19 20	These districts encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities, while prohibiting new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. The conservation of existing flexible industrial buildings is also encouraged. These districts permit certain non-industrial, non-residential uses, including small-scale retail and office, entertainment, certain institutions, and similar uses that would not create conflicts with the primary industrial uses or are compatible with the
15 16 17 18 19 20 21	These districts encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities, while prohibiting new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. The conservation of existing flexible industrial buildings is also encouraged. These districts permit certain non-industrial, non-residential uses, including small-scale retail and office, entertainment, certain institutions, and similar uses that would not create conflicts with the primary industrial uses or are compatible with the operational characteristics of businesses in the area. Light industrial uses in these districts may be
15 16 17 18 19 20 21 22	These districts encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities, while prohibiting new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. The conservation of existing flexible industrial buildings is also encouraged. These districts permit certain non-industrial, non-residential uses, including small-scale retail and office, entertainment, certain institutions, and similar uses that would not create conflicts with the primary industrial uses or are compatible with the operational characteristics of businesses in the area. Light industrial uses in these districts may be conducted entirely within an enclosed structure, partly within enclosed structures, or some functions
15 16 17 18 19 20 21 22 23	These districts encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities, while prohibiting new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. The conservation of existing flexible industrial buildings is also encouraged. These districts permit certain non-industrial, non-residential uses, including small-scale retail and office, entertainment, certain institutions, and similar uses that would not create conflicts with the primary industrial uses or are compatible with the operational characteristics of businesses in the area. Light industrial uses in these districts may be conducted entirely within an enclosed structure, partly within enclosed structures, or some functions may occur entirely in open areas. These uses may require trucking activity multiple times per day,

1 emissions, as permitted by law. Within the requirements of local, state, and federal health and safety

2 <u>regulations, and within the stipulation of this code, which may impose additional use size maximums</u>

3 and minimum distance requirements on certain activities, raw materials used for production,

4 *manufacturing, repair, storage, research, and distribution may be stored on site and may include* 

5 *<u>chemical, biological, and other hazardous, explosive, or flammable materials.</u>* 

- 6 Section 5. The San Francisco Planning Code is hereby amended by amending
  7 Sections 213 through 227 to read as follows:
- 8

# SEC. 213. USES PERMITTED IN C<u>, AND M, and PDR</u> DISTRICTS.

9 (a) The uses listed in Sections 215 through 227 are permitted in C, *and* M, *and PDR* 10 Districts as indicated by the following symbols in the respective columns for each district:

- 11 P: Permitted as a principal use in this district.
- 12 C: Subject to approval by the City Planning Commission as a conditional use in this 13 district as provided in Section 303 of this Code.
- NA: This listing not applicable to this district, as the same use is listed subsequently
  for the district with fewer restrictions.
- 16 Blank Space: Not permitted in this district.

17 The Section titles are intended only as an aid to use of this Code and are not (b) binding as to interpretation of these Sections. In general, but not in all cases, uses that are 18 19 more widely permitted in C, and M, and PDR Districts are listed in earlier Sections. Uses listed in an earlier Section shall not include any use first specifically listed in a later Section. Where 20 21 the same use is listed as permitted two or more times for the same district, with different 22 restrictions, the permitted listing with the fewest restrictions shall prevail for that district. Determinations as to the classification of uses not specifically listed shall be 23 (c)

made in the manner indicated in Sections 202 and 307(a) of this Code.

25

(d) Reference should be made to Sections 204 through 204.5 for regulations

2 pertaining to accessory uses permitted for principal and conditional uses listed in Sections

3 215 through 227.

4 (e) Reference should also be made to the other Articles of this Code
5 containing provisions relating to definitions, off-street parking and loading, dimensions, areas
6 and open spaces, nonconforming uses, height and bulk districts, signs, historic preservation,
7 and other factors affecting the development and alteration of properties in these use districts.

8

9

1

### SEC. 215. DWELLINGS.

TABLE INSET:

	IAE	BLE I	NSE	1:								
10	_		Q	Ŕ	Ģ	ပ္	5	-		<u>I-</u>	-2	
11	C-1	C-2	C-3-0	C-3-R	C-3-G	C-3-S	C-M	Α-1	M-2	PDR-1	PDR-2	
12												SEC. 215 DWELLINGS.
13												(a) Dwelling at a density ratio not exceeding the number of dwelling units
14												permitted in the nearest R District, with the distance to such R District
15												measured from the midpoint of the front lot line or from a point directly
16												across the street there from, whichever permits the greater density; provided,
17												that the maximum density ratio in a C- 1, C-2, M-1 or M-2 District shall in no
18												case be less than for an RM-1 District, the maximum density ratio in a C-3 or
19	Ρ	Р	Ρ	Ρ	Ρ	Ρ	С	С	С			C-M District shall in no case be less than for an RM-4 District, and the
20												maximum density ratio in a C-3 District shall in no case be less than one
21												dwelling unit for each 125 square feet of lot area. The rules for calculation of
22												dwelling unit densities set forth in Section 207.1 of this Code shall apply
23												in C and M Districts, except that any remaining fraction of 1/2 or more of the
24												minimum amount of lot area per dwelling unit shall be adjusted upward
25												to the next higher whole number of

1												dwelling units.
2			(	5	С	С	0					(b) Dwelling at a density ratio greater than that set forth in Subsection (a), to be determined by the City Planning
4												Commission pursuant to Section 303(c) of this Code.
5												(c) Mobile home park for house trailers,
6									-	-		motor homes, campers and similar vehicles or structures used for dwelling
7									С	С	С	purposes. Each vehicle or structure in any such park shall be regulated by this Code in the same manner as a dwelling
8												unit.
9			SE	C. 2	216.	01	THE	Rŀ	IOL	JSIN	G.	
10	TA	ABLE	E IN	SE'	T:	1						
11	-		Ģ	Ŗ	Ģ	ပု				PDR-1	PDR-2	
12	<u>с</u>	C-2	C-3-0	C-3-R	C-3-G	C-3	C-M	M-1	M-2	$\overline{DD}$	PD	
13												SEC. 216 OTHER HOUSING.
14												(a) Group housing, providing lodging or both meals and lodging, without individual cooking facilities, by
15												prearrangement for a week or more at a time, in a space not defined by this Code as a dwelling unit. Such
16												group housing shall include but not necessarily be limited to a boardinghouse, guesthouse, rooming
17												house, lodging house, residence club, commune, fraternity or sorority house, monastery, nunnery,
18												convent or ashram. It shall also include group housing affiliated with and operated by a medical or educational
19	Ρ	Ρ	Ρ	Ρ	Р	Ρ	Ρ	С	С			institution, when not located on the same lot as such institution, which shall meet the applicable provisions of
												Section 304.5 of this Code concerning institutional master plans. The density limitations for all group
20												housing described in this subsection shall be based in this subsection shall be based upon the density
21												limitations for group housing in the nearest R District,
22												following the same rules as those set forth in Section 215(a) of this Code for dwelling unit densities in C and
23												M Districts.
24												(b) Hotel, inn or hostel containing rooms or suites of rooms, none with individual cooking facilities, which are
25												offered for compensation and are primarily for the

										accommodation of transient overnight guests. A hotel,
1										inn or hostel shall not include a motel as described in
~										Subsection 216(c) below:
2	С	С	С	С	С	С	С	С	С	(i) 200 rooms or less;
2	С	С	С	С	С	С	С	С	С	(ii) More than 200 rooms.
5										(c) Motel, including an auto court, motor lodge, tourist court or other facility similarly identified, containing
4										rooms or suites of rooms, none with individual cooking
-										facilities, which are offered for compensation and are
5										primarily for the accommodation of transient guests
6	С	NA		NA	NA	NA	NA	NA	NA	traveling by automobile, and where each sleeping unit
Ũ										is independently accessible from the outside; provided that the entrance to such motel is within 200 feet of and
7										immediately accessible from a major thoroughfare as
•										designated in the Master Plan.
8										
9		С			С	C	С	С	$\sim$	(d) Motel, as described in Subsection 216(c) above bu
Э		U			C	C	C	C	C	without restrictions as to location of the entrance.
10										

11

SEC. 217. INSTITUTIONS.

12 TABLE INSET:

13		T	T				ſ			1	1	
14	-		Ģ	Å	Ģ	ပု	_			<u>IR-1</u>	<u>-2</u>	
15	<u>Ч</u>	C-2	C-3-O	C-3-R	C-3	C-3-S	C-M	M-1	M-2	PDR-	<u>PDR-2</u>	
16												SEC. 217. INSTITUTIONS.
17												(a) Hospital, medical center or other medical institution which includes
17												facilities for inpatient care and may also
18												include medical offices, clinics, laboratories, and employee or student
19	с	С	с	С	С	<u> </u>	С	С				dormitories and other housing, operated by and affiliated with the
20						С						institution, which institution has met the applicable provisions of Section 304.5
21												of this Code concerning institutional
22												master plans.
												(b) Residential care facility providing
23	_	_	_		_		_	_				lodging, board and care for a period of 24 hours or more to persons in need of
24	P	P	P	P	Ρ	С	Ρ	Ρ				specialized aid by personnel licensed by the State of California. Such
25												facilities shall include but not

1												necessarily be limited to a board and care home, family care home, long-
2												term nursery, orphanage, rest home or home for the treatment of addictive,
3												contagious or other diseases or psychological disorders.
4												(c) Clinic primarily providing outpatient care in medical, psychiatric or other
	Ρ	Р	Р	Р	Ρ	Р	Ρ	Р	Ρ	<u>P under</u> <u>7,500 sf</u>	<u>P under</u> <u>5,000 sf</u>	healing arts and not a part of a medical institution as specified in Subsection
6												217(a) above.
7 8	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ	Р	Ρ	<u>P under</u> <u>5,000 sf</u>	<u>P under</u> <u>5,000 sf</u>	(d) Social service or philanthropic facility providing assistance of a charitable or public service nature.
9												(e) Child-care facility providing less
10	P	Р	Р	Р	Р	с	Р	Р				than 24-hour care for children by licensed personnel and meeting the open-space and other requirements of
11	F	F	F	F	F	C	Г	F				the State of California and other authorities.
12												
13										<u>P under</u>		(f) Elementary school, either public or private. Such institution may include
14	Ρ	Ρ	Р	Р	Р	Ρ	P	Ρ		20,000 sf if no housing		employee or student dormitories and other housing operated by and affiliated with the institution.
15												(g) Secondary school, either public or
16										<u>P under</u>		private, other than a school having industrial arts as its primary course of
17	Р	Р	Р	Р	Р	Р	Р	Р		$\frac{20,000 \text{ sf}}{\text{if no}}$		study. Such institution may include employee or student dormitories and
18										<u>housing</u>		other housing operated by and affiliated with the institution.
19												(h) Postsecondary educational
20												institution for the purposes of academic, professional, business or
21										P under		fine-arts education, which institution has met the applicable provisions of
22	Р	Р	Р	Р	Р	Р	Р	Р		<u><u>P under</u> 20,000 sf <u>if no</u></u>		Section 304.5 of this Code concerning institutional master plans. Such
23										<u>y no</u> <u>housing</u>		institution may include employee or student dormitories and other housing
24												operated by and affiliated with the institution. Such institution shall not
25												have industrial arts as its primary

												course of study.
1												-
2										<u>P under</u>	P unaer	(i) Secondary or postsecondary educational institution, other than as
3						Ρ	Ρ	Р	Ρ	<u>20,000 sf</u> <u>if no</u>	$\frac{20,000 \text{ sj}}{\text{if no}}$	specified in Subsection 217(g) and (h)
3										housing		above.
4												(j) Church or other religious institution.
5										<u>P under</u>	<u>P under</u>	Such institution may include, on the
	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Р	Ρ	<u>20,000 sf</u> if no		same lot, the housing of persons who engage in supportive activity for the
6										housing		institution.
7												(k) Medical cannabis dispensary as
8												defined by Section 3301(f) of the San
0												Francisco Health Code provided that:
9												(a) the medical cannabis dispensary has applied for a permit from the
10												Department of Public Health pursuant
												to Section 3304 of the San Francisco Health Code; (b) if medical cannabis is
11												smoked on the premises, the parcel
12												containing the medical cannabis
												dispensary is located not less than 1,000 feet from the parcel containing
13												the grounds of an elementary or
14												secondary school, public or private, or
. –												a community clubhouse, or neighborhood center as defined in
15												Section 221(e) of this Code, unless not
16	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ					required by State law, and, regardless of whether medical cannabis is smoked
47												on the premises, if the dispensary was
17												not in operation as of April 1, 2005, as
18												defined in subsection (i), it is located not less than 1,000 feet from the parcel
19												containing the grounds of an
19												elementary or secondary school, public or private, or recreation buildings as
20												defined in Section 221(e) of this Code;
21												(c) if medical cannabis is smoked on
												the premises the dispensary shall provide adequate ventilation within the
22												structure such that doors and/or
23												windows are not left open for such
												purposes resulting in odor emission from the premises; (d) regardless of
24												whether medical cannabis is smoked
25												on the premises the parcel containing

1    1      2    2      3    3      4    4	parcel as a facility abuse services rtified by the state of by the
2 3 3 4 5 5 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	abuse services rtified by the state ed by the
2   that is licensed or ce     3   of California or funde     3   Department of Public     alcohol is sold or dist	rtified by the state ed by the
3 of California or funde Department of Public alcohol is sold or dist	ed by the
alcohol is sold or dist	Health: (e) no
consumption; (f) upo	
5 complete application	
6 permit for a medical dispensary the Plann	
7 shall cause a notice	
the proposed site and written notice to be s	
8 to all properties within	
subject lot in the same	
9 Block and on the block	
from the subject lot a	
10 individuals or groups	
a written request for	
11 regarding specific pro	
medical cannabis dis	
12 building permit applie	
13 held for a period of 3 from the date of the r	
14 allow review by resid	
15 neighborhood groups 30 day period, the Pl	s, and (n) and mis
Commission shall sc	hedule a hearing
16 to consider whether t	
discretionary review	
17 building permit applie	
medical cannabis dis	
18 scheduling and the n	
this hearing shall be	
19 accordance with Sec	
20 code; (i) Medical can	
21 Department, based of may develop, they we	on any criteria it
21 may develop, they w of April 1, 2005 and I	
22 continuous operation	
18 months from the e	
23 this legislation to obt	
must cease operation	
24 that 18 month period	
a permit application i	f it occurs before
25 the end of that 18 mo	onth period.

											Medical cannabis dispensaries that were in operation as of April 1, 2005,
											and were not in continuous operation since then, but can demonstrate to the
											Planning Department, based on any criteria it may develop, that the reason
											for their lack of continuous operation was not closure due to an actual
											violation of federal, state or local law, also have 18 months from the effective
											date of this legislation to obtain a
											permit or must cease operations at the end of that 18 month period, or upon
											denial of a permit application if it occur before the end of that 18 month period
											Notwithstanding the foregoing, in no case shall a dispensary that had or ha
											a suspended or revoked permit be considered to be in continuous
											operation. Any dispensary operating i
											a Residential-House or Residential- Mixed district of the City or which
											began operation after April 1, 2005, must immediately cease operations; (j
											any permit issued for a medical cannabis dispensary shall contain the
											following statement in bold-face type: "Issuance of this permit by the City an
											County of San Francisco is not
											intended to and does not authorize the violation of State or Federal law.
		S	EC.	218	. RE	ΤΑΙ	LS	ALE	ES AN	ID PEF	RSONAL SERVICES.
T٨	٩BL	E IN	SET	Г:							
-1 -1	Ņ	C-3-0	C-3-R	C-3-G	C-3-S	C-⊠	M-1	M-2	PDR-1	PDR-2	
	C-2	Ċ	Ċ	Ċ	Ċ	Ċ	Σ	Σ	Id	Id	
											SEC. 218. RETAIL SALES AND PERSONAL SERVICES.
											The uses specified in this Section shall not include any use first specifically listed in a
											subsequent Section of this Code.

1										<u>2,500</u> <u>sf *#</u>	<u>2,500</u> <u>sf *#</u>	comn to res	nodities or offers personal services primarily sidents in the immediate vicinity.
2										<u>P</u>			Retail business or personal service
3		Р	Р	Р	Р	Р	Ρ	Р		2,500	2,500	prima	lishment not limited to sales or services arily for residents in the immediate vicinity,
4										<u>sf *#</u>	<u>sf *#</u>	and r	not restricted to sale of new commodities.
5													ect to the limitations of Section 121.5 pt practice studios, cat boarding, hardware
6												stores	and contractor supply operations, which are tted in these districts without size restriction.
7												permi	neu in mese districts without size restriction.
8	SE	C. 2	218.	1. N	AS	SAG	GE E	ST	ABL	ISHM	ENTS	5.	
9	TA	BLE	INS	ET:				1	1				
10					к	U	S				<u> </u>	8-2	
11	<u>-</u>	C-2	0-2-0		C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	PDR-2	
12													SEC. 218.1. MASSAGE ESTABLISHMENTS.
13													Massage establishments, as defined by Section 2700 of Part II, Chapter VIII of the
14													San Francisco Municipal Code (Police
15													Code), provided that: (a) the use is so located that the premises upon which it is conducted are not less than 1,000 feet from
16													the premises of any other massage establishment; except that such proviso
17													shall not apply where massage services are
18													incidental to the institutional uses permitted in Sections 217(a) through (d) or to the use
19	Ρ	Р	F	>	Ρ	Ρ	Ρ	Ρ	Р	Ρ	<u>P</u>	<u>P</u>	by an individual member of the facilities of a health club, gymnasium or other facility with a regular membership which health club,
20													gymnasium or other facility is used primarily
21													for instruction and training in body building, exercising, reducing, sports, dancing or similar physical activities; and further
22													similar physical activities; and further provided that: (b) the following standards
23													and conditions are met: (1) the hours of operation of the massage activity shall be limited to from 7:00 a m to 12:00 a m : (2)
24													limited to from 7:00 a.m. to 12:00 a.m.; (2) signs announcing the massage activity shall
25													be no more than a single sign affixed to the wall of the building and shall not exceed

	· · · · · ·			1			1					
1											d	hine square feet in area and shall not be lirectly illuminated; (3) there shall be no
2											n	outdoor activity associated with the nassage activity; (4) disposed of on a daily
3											ir	basis during the days the establishment is n operation; and (6) any change of there
4											s	shall be no alcoholic beverages served on he premises; (5) there shall be a litter
5											p	batrol financed by the establishment such hat any litter within 100 feet of the
6											p	premises is cleaned and ownership or change in operation of the massage
7											e	Permit shall be required to meet these
8												tandards and conditions.
9		S	=C	219	OF	FICE	S					
10	TABI		_	-	. 01 .		0.					
11		<u> </u>								Ī	8	
12	C-1	2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	<u>.</u>	Ņ	PDR-1	PDR-2	
13	0	C-2	ပ်	්	Ċ	Ċ	Ċ	M-1	M-2	P	$\overline{I}$	
14												SEC. 219. OFFICES. (a) Professional and business offices not
	Р	Р	Р	Р	Р	Р	Ρ	Р	Р	<u>P*#</u>	<u>P*#</u>	more than 5,000 gross square feet in size and offering on-site services to the general
15												public.
16												(b) Professional and business offices larger than 5,000 gross square feet in size and
17	Ρ	Ρ	Ρ	С	Ρ	Ρ	Ρ	Ρ	Р			offering on-site services to the general public.
18												•
19												above the ground floor. In the C-3-R District,
20	_			-			_		_	<u>P</u> under		in addition to the criteria set forth in Section 303, approval shall be given upon a
21	Ρ	P	Ρ	С	Ρ	Ρ	Ρ	Ρ	Р	$\frac{5,000}{sf *\#}$		determination that the use will not detract from the district's primary function as an area
22										<u>sj '#</u>		for comparison shopper retailing and direct consumer services.
23										<u>P</u>		
24	Р	Р	С		С	С	Ρ	Р	Р	<u>under</u> 5,000	5,000 sf	(d) Other professional and business offices at or below the ground floor.
25										<u>5,000</u> <u>sf *#</u>	*#	

								T	-	<u>т г</u>		
1												* Subject to the limitations of Section 121.5. # Use size control shall apply to all types of
2												"Office use" as listed in Section 313.1(35)(A) and (B).
3										11		
4			SE	C. 2	20.	LAU	JND	ERI	NG,	CLEANI	NG A	ND PRESSING.
5	ТA	\BLE	E INS	SET:								
										<u>I-</u>	-2	
6 7	Ч.	C-2	C-3-0	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-	PDR-2	
8						)			~			SEC. 220. LAUNDERING, CLEANING AND PRESSING.
9												(a) Automatic laundry, as defined in Part II,
10	Ρ	P	P	Р	Р	Ρ	P	Р	Р	<u>P</u>	<u>P</u>	Chapter V (Health Code) of the San Francisco Municipal Code.
11		Р	Р	Р	Р	Ρ	Р	NA	NA	P	P	(b) Establishment for hand-ironing only, not employing more than five persons.
12												(c) Dry-cleaning establishment, including
13												pressing and other miscellaneous processing of clothes, where no portion of a building occupied
14	Ρ	NA	NA	NA	NA	NA	NA	NA	NA	<u>P under</u> 2,500 sf	P	by such use shall have any ventilating flue, exhaust pipe or other opening except fixed
15										<u> </u>	-	windows and exits required by law within 50 feet of any lot in any R District, and where:
16												(1) The establishment has only a central
17												cleaning unit with a rated load factor of no more than 40 pounds and operated by employees of
18												the establishment; or
19						<u> </u>						(2) The dry cleaning is done by the customer using self-service cleaning units or equivalent
20												equipment, where the total number of units does
21												not exceed eight and their total aggregate capacity does not exceed 40 cubic feet; or
22												(3) The establishment is a combination of the
23												two foregoing types, with a central cleaning unit with a rated load factor of no more than 40 pounds, and no more than four self-service units
24												the aggregate capacity of which shall not exceed 20 cubic feet.
25												

1 2 3 4	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	NA	NA	<u>P under</u> 2,500 sf	<u>P</u>	(d) Dry-cleaning establishment, including pressing and other miscellaneous processing of clothes, where no portion of a building occupied by such use shall have any ventilating flue, exhaust pipe or other opening except fixed windows and exits required by law within 50 feet of any lot in any R District, and where:
5											(1) The establishment has only a central cleaning unit with a rated load factor of no more
6											than 60 pounds and operated by employees of the establishment; or
7											(2) The dry cleaning is done by the customer using self-service cleaning units or equivalent
8 9											equipment where the total number of units does not exceed 16 and their total aggregate capacity does not exceed 80 cubic feet; or
10											(3) The establishment is a combination of the two foregoing types, with a central cleaning unit
11 12											with a rated load factor of no more than 60 pounds, and no more than eight self-service units the aggregate capacity of which shall not exceed
13											40 cubic feet.
14							Р	<b>_</b>	<u>P</u> under		(e) Steam laundry, when conducted within a completely enclosed building; provided, that no part of a building so occupied shall have any
15 16							P	Ρ	<u>2,500 sf</u>	<u>P</u>	opening, other than fixed windows or exits required by law, within 50 feet of any R District.
17											(f) Cleaning or dyeing plant, when conducted within a completely enclosed building; provided,
18							Р	Ρ	<u>P under</u> 2,500 sf	<u>P</u>	that no part of a building so occupied shall have any opening, other than fixed windows or exits
19										-	required by law, within 50 feet of any R District.
20 21							Р	Р	P under		(g) Bag, carpet or rug cleaning, when conducted within a completely enclosed building; provided, that no part of a building so occupied shall have
22								Г	<u>2,500 sf</u>	<u>P</u>	any opening, other than fixed windows or exits required by law, within 50 feet of any R District.
23											

SEC. 221. ASSEMBLY AND ENTERTAINMENT.

TABLE INSET:

25

24

$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	d under
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	d under
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	d under
8 <u>3 screens</u> <u>3 screens</u>	
9 P P P P P P P P P P <u>P</u> <u>P</u> (e) Recreation building.	
10(f) Amusement enterprise, incl billiard hall, dance hall, nightclu nighttime entertainment activitie defined in Section 102.17, bowl skating rink, shooting gallery, w conducted within a completely end	b, other es as ing alley, hen
13       P	ental the oofing or rtion of a shall have indows
17     Image: state of the stat	reational
19       20       20       (h) Amusement park, and relation commercial amusement enterprises is in expression of the second commercial amusement enterprises is in expression.         20       21       P*       NA NA NA       P       (h) Amusement park, and relation commercial amusement enterprises is in expression.         21       P*       NA NA NA       P       P       (h) Amusement park, and relation commercial amusement enterprises is in expression.         22       P*       NA NA NA       P       P       (h) Amusement park, and relation commercial amusement enterprises is in expression.         23       P*       NA NA NA       P       P       (h) Amusement park, and relation completely enclose buildings; provided, that the use existed at the effective date of to or is so located that (1) the present of the expression of less than 200 feet from any and (2) the aggregate area in the adjoining blocks occupied by examusement enterprises is in expression.         24       V       V       Amusement enterprises is in expression.	rises not ed e lawfully his Code, nises are R District, ne same or kisting
25 C P P P C (i) Commercial open-air sports	

1												or arena, if conducted on premises not less than 200 feet from any R District.
2												(j) Circus, carnival, or other amusement
3						С	Ρ	Ρ	Ρ		<u>P</u>	enterprise not conducted within a building, if conducted on premises not
4												less than 200 feet from any R District.
5												(k) Adult entertainment enterprise, so specified in (i), (ii) and (iii) below,
6	Р	Р	Р	Р	Р	Р	Р	Р	Р		<u>P</u>	provided that the use is so located that the premises upon which it is conducted
7	ľ	•	•	•							<u> </u>	are not less than 1,000 feet from the premises of any other adult entertainment
8												enterprise:
9												(i) Adult bookstore, as defined by Section 791 of Part II, Chapter VIII of the
10												San Francisco Municipal Code (Police Code);
11												(ii) Adult theater, as defined by Section
12												791 of Part II, Chapter VIII of the San Francisco Municipal Code (Police Code);
13												(iii) Encounter studios, as defined by Section 1072.1 of Part II, Chapter VIII of
14												the San Francisco Municipal Code (Police Code).
15												*[See Section 212(a).]
16			SE	<b>റ</b> ാ	21 -	1 1 1	міт	ATI				SE OR DEMOLITION OF MOVIE
17						US						
18			Not	with	stan	dina	anv	<sup>,</sup> oth	er p	rovision of	this Articl	e, a change in use or demolition of a movie
19	the	eate				0			•			ire conditional use authorization pursuant to
20											-	in use if the new use or uses are otherwise
21				J. I	1115	Jeci		siidil	not	autionze	a change	
22	pr	ohibi	iea.									

- 24 TABLE INSET:
- 25

23

San Francisco Planning Department **BOARD OF SUPERVISORS** 

SEC. 222. HOME AND BUSINESS SERVICES.

			1	r	1	1	1	1		1		1
1	~		Ģ	Ŕ	Ģ	လု				<u>I-S</u>	2-2	
2	ပ်	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	PDR-2	
3												SEC. 222. HOME AND BUSINESS
4												SERVICES. The term "shop" as used in this
5												section shall include only the establishments of artisans dealing
6												at retail directly with the consumer
												and concerned primarily with custom trade.
7		Ρ	•	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	<u>P</u>	<u>P</u>	(a) Household repair shop.
8		Ρ	Р	Р	Ρ	Р	Ρ	Р	Ρ	<u>P</u>	<u>P</u>	(b) Interior decorating shop.
		Р	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	(c) Upholstering shop.
9		Р	Р	Ρ	P	P	P	P	P	<u>P</u>	<u>P</u>	(d) Sign-painting shop.
10		Ρ			Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	<ul><li>(e) Carpenter shop.</li><li>(f) Office of a building, plumbing,</li></ul>
11												electrical, painting, roofing, furnace or pest-control contractor, including
12		Р			Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	storage of incidental equipment and supplies entirely within the same
13												building, where provision is also made entirely within the structure for parking,
14												loading and unloading of all vehicles used. (See also Section 225.)
15										<u>P</u>		
16		Ρ	Р	Р	Р	Р	Р	Ρ	Ρ	<u>under</u>	<u>P</u>	(g) Catering establishment
17										<u>5,000</u> <u>sf</u>		
										P		
18		Ρ	Ρ	Р	Р	Р	Р	Р	Ρ	under	<u>P</u>	(h) Printing shop.
19										<u>2,500</u> <u>sf</u>		
20										P		
21		Ρ	P	Р	Р	P	Р	Р	Р	<u>P</u> <u>under</u> 2 500	<u>P</u>	(i) Newspaper publication.
22										<u>2,500</u> <u>sf</u>		
23		-								<u>P</u> <u>under</u>		
24		Ρ	P	P	P	P	P	P	Р	<u>under</u> <u>2,500</u> <u>sf</u>	<u>P</u>	(j) Blueprinting shop.
										<u>sf</u>		
25												

# SEC. 223. AUTOMOTIVE.

1

2	TABL	E INS	SET:	1	[	Γ		[			Γ	,
3 4	С-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	PDR-2	
5												SEC. 223. AUTOMOTIVE.
6 7		Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	<u>P</u>	<u>P</u>	(a) Sale or rental of new or used automobiles, when conducted entirely within an enclosed building.
8 9		Р			Ρ	Р	Ρ	Ρ	Ρ	<u>P</u>	<u>P</u>	(b) Sale or rental of new or used trucks, when conducted entirely within an enclosed building.
10 11		C*			С	С	Ρ	Р	Ρ	<u>P</u>	<u>P</u>	(c) Lot for sale or rental of new or used automobiles.
12		C*			С	С	Ρ	Р	Ρ	<u>P</u>	<u>P</u>	(d) Lot for sale or rental of new or used trucks.
13 14		C*			С	С	Ρ	Ρ	Ρ	<u>P</u>	<u>P</u>	(e) Sale or rental of new or used automobile trailers.
15 16 17 18 19 20	P*	NA			NA	NA	NA	NA	NA	<u>P</u>	<u>P</u>	(f) Automobile service station for the sale and dispensing of gasoline, other motor fuels and lubricating oil directly into motor vehicles. The following activities shall be permitted at such a service station if normally conducted entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of any R District:
21 22 23 24												(1) The sale and dispensing of greases and brake fluids, including motor vehicle lubrication; and the sale or installation of tires, batteries and other accessories;
25												(2) Miscellaneous minor

										servicing and adjusting, which
1										may include brakes, electrical equipment, fan belt, headlamps,
2										sparkplugs, air filter, distributor
3										points, carburetor, and generator charging rate;
4										(3) Installation of lamp globes,
5										sparkplugs, oil filter or filtering element, windshield wiper blades
6										and motors, radiator hose (without removal of radiator or water
7										pump), battery cables and fan belt;
8										(4) The servicing and repairing of
9										tires and batteries;
10										(5) The installation and servicing of smog control devices; and
11										(6) Automobile washing and
12										polishing of an incidental nature, when performed primarily by hand
13										and not including the use of any mechanical conveyor blower or
14										steam-cleaning device.
15										(g) Automobile service station as described above, with the
16										following minor automobile repairs permitted therewith if conducted
17	P*		Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	entirely within an enclosed building having no openings other
18										than fixed windows or exits required by law within 50 feet on
19										any R District:
20										(1) Tune-up, including the repair or replacement of distributors,
21										sparkplugs and carburetors;
22										(2) Brake repair;
23										(3) Shock absorber replacement;
24										(4) Muffler exchange, with no
25										open flame or torch;

1										(5) Wheel balancing and alignment;
2										angiment,
3										(6) Wheel bearing and seals replacement;
4										(7) Replacement of universal
5										joints;
6										(8) Radiator mounting and dismounting, with repairs done
7										elsewhere;
8										(9) Clutch adjustments;
9										(10) Repair or replacement of water pumps;
10	 									(11) Repair or replacement of
11										generators, alternators and voltage regulators;
12	 									(12) Repair or replacement of
13										starters;
14										(13) Repair or replacement of fuel pumps;
15										(14) Such other repairs as may
16										be designated by the Chief of the
17										San Francisco Fire Department as minor repairs under Paragraph
18										8.09(a)(5)(o) of Part II, Chapter IV (Fire Code) of the San Francisco
19										Municipal Code.
										(h) Repair garage for minor
20										automobile repairs, limited to those repairs and other activities
21								P		permitted at an automobile service station as described
22	Р		Ρ	Ρ	Ρ	Ρ	Ρ	<u>under</u> 7,500	<u>P</u>	above, and in addition the following minor automobile
23								<u>5,500</u>		repairs; all such repairs and other activities shall be conducted
24										entirely within an enclosed building having no openings other
25										than fixed windows or exits

		1					1			
1										required by law within 50 feet of any R District.
2										(1) Body and fender repair
3										limited to replacement of parts and spot paint spraying; and
4										(2) Removal and replacement of
5										engines, transmissions and differentials, with repairs to these
6										components done elsewhere.
7										(i) Repair garage for the following major automobile
8				Р		Р	Р	<u>P</u> <u>under</u>	מ	repairs, if conducted entirely within an enclosed building having
9				Г		F	F	<u>5,000</u>	<u>P</u>	no openings other than fixed windows or exits required by law
10								<u>sf</u>		within 50 feet of any R District:
11										(1) Internal engine repair or rebuilding;
12										(2) Repair or rebuilding of
13										transmissions, differentials or radiators;
14										(3) Reconditioning of badly worn
15										òr damaged motor vehicles or trailers;
16										(4) Collision service, including
17										body, frame or fender straightening or repair; and
18										(5) Full body paint spraying.
19										
20										(j) Automobile wash, when providing on the premises a reservoir of vehicle storage and
21	C*		С	С	С	Р	Р	<u>P</u>	<u>P</u>	standing area, outside the washing facilities, equal to at least
22										1/4 the hourly capacity in vehicles of such facilities; provided,
23										
24										(1) that incidental noise is reasonably confined to the premises by adequate
25										soundproofing or other device,

		1	1	r –		1		1				
1												and
2												(2) that complete enclosure within a building may be required
3												as a condition of approval, notwithstanding any other
4												provision of this Code; but the foregoing provisions shall not
5												preclude the imposition of any additional conditions pursuant to
6												Section 303 of this Code.
7						Р	Р	Р	Р		л	(k) Tire recapping, if conducted on premises not less than 200
8						Р	P	P	P		<u>P</u>	feet from any R District.
9												(I) Parking lot, as regulated in Sections 155, 156 and 157 and
10	C*	P*				С	Р	P	P	<u>C</u>	<u>C</u>	other provisions of Article 1.5 of this Code.
11												(m) Storage garage open to the
12												public for passenger automobiles, as regulated in Sections 155, 156
13												and 157 and other provisions of Article 1.5 of this Code, where
14	С	Р	С	С	С	С	Р	P	P	<u>C</u>	<u>C</u>	such storage garage is not a public building requiring approval
15												by the Board of Supervisors under other provisions of law and is
16												completely enclosed.
17												(n) Storage garage open to the public for passenger automobiles,
18												as regulated in Sections 155, 156 and 157 and other provisions of
19	C*	C*	с	С	С	С	Р	P	Р	<u>C</u>	<u>C</u>	Article 1.5 of this Code, where such storage garage is not a
20												public building requiring approval by the Board of Supervisors under
21												other provisions of law and is not completely enclosed.
22												(o) Storage garage open to the
23	D*	D*	D	Þ	D	Р	Р	P	D	ת	D	public for passenger automobiles, as regulated in Sections 155, 156
24					Г					<u>P</u>	<u>P</u>	and 157 and other provisions of Article 1.5 of this Code, where
25												such storage garage is a public

1 2												building requiring approval by the Board of Supervisors under other provisions of law.
3												(p) Major (nonaccessory) parking garage not open to the public, as
4	С	Р	с	С	С	С	Р	Р	Р	<u>C</u>	<u>C</u>	defined in Section 158 and as regulated therein and in Sections
5										_		155 and 157 and other provisions of Article 1.5 of this Code.
6												(q) Parcel delivery service,
7												limited to facilities for the unloading, sorting and reloading
8												of local retail merchandise for home deliveries, where the
9		С	С	С	С	NA	NA	NA	NA		<u>P</u>	operation is conducted entirely within a completely enclosed
10												building; including garage facilities for local delivery trucks, but
11												excluding repair shop facilities.
12						Р	Р	Р	Р		<u>P</u>	(r) Parcel delivery service, not subject to the above limitations.
13		с			С	Р	Р	P	Р		P	(s) Ambulance service.
14												(t) Storage garage for
15					С	Р	Р	Р	Р		<u>P</u>	commercial passenger vehicles and light delivery trucks.
16												(u) Storage yard for commercial
17						С	Р	Р	Р		<u>P</u>	vehicles or trucks, if conducted within an area completely
18												enclosed by a wall or concealing fence not less than six feet high.
19												(v) Truck terminal facility, if located
20								С	С		<u>P</u>	not less than 200 feet from any R District.
21												[*See Section 212(a).]
22 <sup> </sup>	L	QE	ົ່	<u> </u>		AL SE		56	1	L	1	1 J

23

SEC. 224. ANIMAL SERVICES.

24 TABLE INSET:

25

	<u>г</u> т											
1 2	C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	PDR-2	
3							-		_			
4												SEC. 224. ANIMAL SERVICES.
5												
6		С			с	С	С	Ρ	Ρ	<u>P</u>	<u>P</u>	(a) Animal hospital or clinic, if conducted entirely within an enclosed building; not including a commercial kennel as specified below.
7												(b) Animal hospital or clinic, if conducted on
8							Ρ	Ρ	Ρ	<u>P</u>	<u>P</u>	premises not less than 200 feet from any R District.
9												(c) Commercial kennel, if conducted on
10												premises not less than 200 feet from any R District. A "commercial kennel" shall mean any
11												commercial or business premises or other premises where dogs are boarded for
12							Р	Ρ	Ρ		<u>P</u>	compensation, or are cared for or trained for hire, or are kept for sale or bred for sale, where the
13												care, breeding or sale of the dogs is the principal means of livelihood of the occupants of the
14												premises.
15							Р	Р	Р		<u>P</u>	(d) Riding academy or livery stable, if conducted on premises not less than 200 feet from any R District.
16							•	•	•		<u>_</u>	
17												
18		_										
19												SE, DISTRIBUTION AND OPEN-AIR QUIPMENT.
20	<b>T</b> ^	<u>הו</u> רי		т.								
21	1 A	BLE I										
22	<u>-</u>	0 7 0 0	ې لا	Ģ	လု ၊	5.	_			PDR-2		
23	Ó		ن ز	Ċ	ပ်	ז ≤ ב ל				<u>P</u>		
24											0=	
25												C 225 WHOLESALING, STORAGE, TRIBUTION AND OPEN-AIR HANDLING OF

1											MATERIALS AND EQUIPMENT.
1	С		С	С	Ρ	Ρ	Ρ	Ρ			(a) Storage building for household goods.
2 3 4		Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(b) Wholesale establishment when conducted entirely within an enclosed building, not including a storage warehouse.
5 6					Ρ	Ρ	Ρ	Ρ	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(c) Wholesale storage warehouse, except for storage of inflammables.
7 8								Ρ		<u>C</u>	(d) Bulk storage of inflammable or highly combustible materials-, <i>if conducted not less than 500 feet from any R</i> <u>or NC District.</u>
9 10								С		<u>C</u>	(e) Bulk storage of explosives, <i>if conducted not less than</i> 500 feet from any R or NC District.
11 12 13							Ρ	Ρ		<u>P</u>	(f) Cold storage plant, when conducted within a completely enclosed building; provided, that no part of a building so occupied shall have any opening, other than fixed windows or exits required by law, within 50 feet of any R District.
14 15	 									<u>P</u>	(g) Grain elevator.
16 17 18					С	С	NA	NA		<u>P</u>	(h) Dairy products distribution plant, where provision is made for off-street parking of all vehicles used and all operations including loading and unloading are conducted entirely within an enclosed building. (See also Section 226.)
19 20						Ρ	Ρ	Ρ	$\frac{\underline{P}}{\underline{under}}$ $\frac{\underline{5,000}}{\underline{sf}}$	<u>P</u>	(i) Lot for sale of new or used merchandise, not including any use first specifically listed below.
21 22 23						Ρ	Ρ	Ρ	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(j) Service yard for public utility, or public use of a similar character, if conducted entirely within an area completely enclosed by a wall or concealing fence not less than six feet high.
24 25							Ρ	Ρ	<u>P</u> <u>under</u> <u>5,000</u>	<u>P</u>	(k) Contractor's storage yard or yard for rental of contractors' equipment if conducted within an area enclosed by a wall or concealing fence not less than six

1						<u>sf</u>		feet high.
2 3 4				Ρ	Ρ	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(I) Yard for storage or sale of building materials or lumber, livestock feed, or coal, if conducted within an area enclosed by a wall or concealing fence not less than six feet high.
5 6				Ρ	Ρ			(m) Stone or monument yard, if conducted within an area enclosed by a wall or a concealing fence not less than six feet high.
7 8 9 10 11				Ρ	Ρ		<u>P</u>	(n) Storage within a completely enclosed building of junk, waste, secondhand, discarded or salvaged materials, excluding automobile wrecking operations as defined in this Section 225; <u>and if conducted not less than 200 feet from any R or NC District.</u> ; provided, that no part of a building so occupied shall have any opening, other than fixed windows or exits required by law, within 50 feet of any R District.
12 13 14 15 16 17 18					Ρ		<u>P</u>	(o) Junkyard, <i>if located not less than 200 feet from any R</i> or NC District. which Junkyard shall mean an outdoor space where junk, waste, discarded or salvaged materials are stored or handled, including house-wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; excluding automobile wrecking operations as defined in this Section 225 yards or establishments for the sale, purchase or storage of used cars or machinery in operable condition, and the processing of used, discarded or salvaged materials as part of a permitted manufacturing operation in the same premises.
<ol> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>24</li> <li>25</li> </ol>				С	С			(p) Automobile wrecking operation; provided, (1) that there shall be sufficient working space on the property to permit proper functioning of the operation without use of any public right-of-way for storage of inoperable vehicles or parts, and (2) that the operation shall be clearly separated from adjacent properties and public rights-of- way and (3) that the operation be conducted not less than 500 feet from any R or NC District. No automobile wrecking operation lawfully existing at the effective date hereof shall be continued more than three years from said date unless a conditional use authorization for such operation has been granted pursuant to this Code;

					-							
1 2											operati relocat	ed, however, that no such automobile wrecking on eligible for governmental payments to assist ion shall be continued more than 1 1/2 years from
2											for suc	fective date unless a conditional use authorization ch operation has been granted pursuant to this
4											herein	The term "automobile wrecking operation" as used shall mean the disassembling, dismantling, junking
5												ecking" of motor vehicles of any type, or the storage vehicles not in operable condition.
6										_	(q) Ha	azardous waste facility, when conducted not less
7												<u>DO feet from any R or NC District</u> , which shall mean tiguous land and structures, other appurtenances
8											and ir	nprovements on the land used for treatment, r, storage, resource recovery, disposal or recycling
9											of haza	ardous waste that is produced at an off-site facility, all not include a facility that: (1) manages only used
10								С			oil, use	ed oil filters, latex paint, antifreeze, small household es or lead acid batteries; or (2) establishes that it is
11											not rea	quired to obtain a hazardous waste facility permit e State of California. The terms "hazardous waste,"
12											"treatm	" and "used oil" as used herein shall have the
13											meanir	ng given those terms in the California Health and Code, Division 20, Chapter 6.5, Articles 2 and 13,
14											•	are hereby incorporated by reference.
15												
16			SEC	;. 22	26. I	MAN	١UF	АСТ	URIN	NG AN		DCESSING.
17	TAE	BLE	INS	ET:								
18				~	(1)	~				<u>IR-1</u>	-2	
19	с С	C-2	C-3-0	C-3-R	C-3-G	C-3-S	C-M	M-1	M-1	PDK	PDR-2	
20												SEC. 226. MANUFACTURING AND
21												PROCESSING. (a) Light manufacturing uses, involving only the
22										<u>P</u> under	D	assembly, packaging, repairing or processing of previously prepared materials, which are
23			Ρ	Ρ	Ρ	Ρ	Ρ	NA	NA	<u>5,000</u> <u>sf</u>	<u>P</u>	conducted within a building but do not occupy the ground story of any building; provided:
24										<u>र्</u> ग		
25												(1) That no part of a building so occupied shall have any opening, other than fixed windows and

-								1			
1											exits required by law, within 50 feet of any R District;
2											(2) That the mechanical equipment required for
3											such uses, together with related floor space used primarily by the operators of such equipment,
4											shall not in the aggregate occupy more than 1/4 of the gross floor area of the building in which the
5											uses are located; and
6											(3) That no machine shall be used that has more
7											than five horsepower capacity.
8											(b) Light manufacturing which occupies not more than 1/2 the ground story of the building and
9									<u>P</u>		involves or requires no machine that has more than five horsepower capacity, if conducted
10					Ρ	Ρ	NA	NA	<u>under</u> 5,000	<u>P</u>	entirely within an enclosed building; provided, that no part of a building so occupied shall have any
11									<u>sf</u>		opening, other than fixed windows and exits required by law, within 20 feet of any R District.
12											
13									<u>P</u>		(c) Light food-processing for delicatessen, catering or restaurant supply, if conducted entirely
14					Р	Р	NA	NA	<u>under</u>	<u>P</u>	within an enclosed building; provided, that no part of a building so occupied shall have any opening,
15									<u>5,000</u> <u>sf</u>	_	other than fixed windows or exits required by law, within 20 feet of any R District.
16									D		
17							Р	Р	<u>P</u> <u>under</u> 5 000	<u>P</u>	(d) Light manufacturing, not including any use first specifically listed below.
18									<u>5,000</u> <u>sf</u>	_	
19									<u>P</u> under		(e) Industrial or chemical research or testing
20		Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ	2,500	<u>P</u>	laboratory, not involving any danger of explosions.
21					С	С	Р	Р	<u>sf</u>	<u>P</u>	(f) Experimental laboratory.
22										_	(g) Battery manufacture, if conducted on
23						Ρ	Ρ	Ρ		<u>C</u>	premises not less than 200 feet from any R District.
24											
25							Ρ	Ρ		<u>C</u>	(h) Any of the following uses, when conducted within a completely enclosed building; provided

	 	 	 	-		1	-	
1								that no part of the building so occupied shall have any opening, other than fixed windows or exits required by law, within 50 feet of any R District:
2								required by law, within 50 reet of any K District.
3								(1) Automobile assembling.
4								(2) Bottling plant, brewery, dairy products plant, malt manufacturing or processing or malt products
5								plant;
6								(3) Ice manufacturing plant;
7								(4) Concrete mixing, concrete products
8								manufacture;
9								(5) Electric foundry or foundry for nonferrous metals;
10								
11								(6) Metal working or blacksmith shop; excluding presses of over 20 tons' capacity and machine-
12								operated drop hammers.
13								(7) Enameling, lacquering, wholesale paint mixing from previously prepared pigments and vehicles;
14								(8) Woodworking mill, manufacture of wood-fiber,
15								sawdust or excelsior products not involving chemical processing.
16		 						(i) Monufacture of corrects distilled liquers falt or
17								(i) Manufacture of cereals, distilled liquors, felt or shoddy, hair or hair products, pickles, sauerkraut,
18					Р		<u>C</u>	vinegar, yeast, soda or soda compounds, structural clay products, meat products, not
19								including any use first specifically listed below.
20					Р		<u>C</u>	(j) Flour mill.
21					Р		<u>C</u>	(k) Sugar refinery.
22	 				Р		<u>C</u>	(I) Wool pulling or scouring.
23								(m) Blast furnace, rolling mill, smelter.
24					С		<u>C</u>	(n) Manufacture of corrosive acid or alkali,
25					С		<u>C</u>	(n) Manufacture of corrosive acid or alkali, cement, gypsum, lime, plaster of paris, explosive,

1								fertilizer, glue or gelatine from fish or animal refuse.
2								(o) Production or refining of petroleum products.
3	 	 	 			С	<u>C</u>	
4					Ρ	Р	<u>C</u>	(p) Steam power plant.
5						Р	<u>C</u>	(q) Shipyard.
6								(r) Live storage, killing or dressing of poultry or rabbits for retail sale on the premises, if conducted
7				Ρ	Ρ	N/A	<u>C</u>	on premises not less than 200 feet from any R District.
8	 							(s) Live storage, killing or dressing of poultry or
9						Р	<u>C</u>	rabbits, if conducted on premises not less than 200 feet from any R District, without limitation as to
10						1	<u>c</u>	nature of sale.
11						С		(t) Stockyard, livestock feed yard, abattoir.
12								(u) Rendering or reduction of fat, bones or other animal material, where adequate provision is made
13					С	С	<u>C</u>	for the control of odors through the use of surface
14					U	Ū	0	condensers and direct-flame afterburners or equivalent equipment.
15	 							(v) Incineration of garbage, refuse, dead animals
16						С		or parts thereof.
17	 	 	 					(w) The following uses, when <i>located conducted</i>
18						Р	<u>C</u>	not less than 500 feet from any R <u>or NC</u> District:
19								(1) Manufacture, refining, distillation or treatment of any of the following: abrasives, acid
20								(noncorrosive), alcohol, ammonia, asbestos,
21								asphalt, bleaching powder, candles (from tallow), celluloid, chlorine, coal, coke, creosote, dextrine,
22								disinfectant, dye, enamel, gas carbon or lampblack, gas (acetylene or other inflammable),
23								glucose, insecticide, lacquer, linoleum, matches, oilcloth, oil paint, paper (or pulp), perfume, plastics,
24								poison, potash, printing ink, refuse mash or refuse grain, rubber (including balata or gutta percha or
25								crude or scrap rubber), shellac, shoe or stove

iish; hufacture of kins; ks, locomotive
kins; Ks,
<s,< td=""></s,<>
<s,< td=""></s,<>
у.
e.
luding hinantly
bstones,
. Such a
ne shop,
Internet
227(t)); service
n within
whether ated,

1 2												when in conformity with the General Plan, and which does not require approval of the Board of Supervisors under other provisions of law, and which
3												includes:
4												(1) Off-street passenger terminal facilities for mass transportation of a
5												single or combined modes including but not limited to aircraft, ferries, fixed-rail
6												vehicles and buses when such facility is not commonly defined as a boarding
7												platform, bus stop, transit shelter or similar ancillary feature of a transit
8												system; and
9												(2) Landing field for aircraft.
10												(g) Public transportation facility, when in conformity with the General Plan, other
11	C*	C*	С	С	С	С	С	Ρ	Ρ		<u>P</u>	than as required in (f) of this Section or as in Sections 223 and 226 of this Code.
12												(h) Commercial wireless transmitting,
13												receiving or relay facility, including towers, antennae, and related equipment
14	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	<u>C</u>	<u>P</u>	for the transmission, reception, or relay of radio, television, or other electronic signals where:
15												·
16												(1) No portion of such facility exceeds a height of 25 feet above the roof line of
17												the building on the premises or above the ground if there is no building, or 25 feet
18												above the height limit applicable to the subject site under Article 2.5 of this
19												Code, whichever is the lesser height; and
20												(2) Such facility, if closer than 1,000 feet to any R District (except for those R
21												Districts entirely surrounded by a C-3, M
22												or a combination of C-3 and M Districts), does not include a parabolic antenna with a diameter in excess of three meters
23												or a composite diameter or antennae in
24												excess of six meters. (See also Section 204.3.)
25	С	С	С	С	С	С	С	С	С	<u>C</u>	<u>C</u>	(i) Commercial wireless transmitting,

1       Subsection 227(h) above, where:         2       Subsection 227(h) above, where:         3       Image: Subsection 227(h) above, where:         4       Image: Subsection 227(h) above, where:         6       Image: Subsection 227(h) above, where:         6       Image: Subsection 227(h) above, where:         7       Image: Subsection 227(h) above, where:         8       Image: Subsection 227(h) above, where:         9       Image: Subsection 227(h) above, where:         10       Image: Subsection 237(h) above, where:         11       Image: Subsection 237(h) above, where: Subsection 237(h) above, where:         12       Image: Subsection 237(h) above, where: Subsection												1	
3       A	1												receiving or relay facility, as described in Subsection 227(h) above, where:
3       A       b	2												(1) Any portion of such facility exceeds
4       ground if there is no building, or 25 feet above the height limit applicable to the subject site under Article 2.5 of this Code, whichever is the lesser height; or         6       (2) Such facility, if closer than 1,000 feet to any R District (except for those R Districts entirely surrounded by a C-3, M or combination of C-3 and M Districts), includes a parabolic antenna with a diameter in excess of three meters or a composite diameter of antennae in excess of six meters. (See also Section 204.3.)         11       P* P* P P P P P P P P P P P P P P       P         13       P* P* P P P P P P P P P P P       P         14       P* P* P P P P P P P P P P P       P         15       P* P P P P P P P P P P       P         16       (1) Sale or lease sign, as defined and regulated by Article 6 of this Code.         16       (2) C C C C C C C C C C C C C C C C C C C	3												
5       subject site under Article 2.5 of this Code, whichever is the lesser height; or (2) Such facility, if closer than 1,000 feet to any R District (except for those R Districts entirely surrounded by a C-3, M or combination of C-3 and M Districts), includes a parabolic antenna with a diameter in excess of six meters. (See also Section 204.3.)         10       P* P* P P P P P P P P P P P P P P P P P	4												ground if there is no building, or 25 feet
6       (2) Such facility, if closer than 1,000 feet to any R District (except for those R District sentirely surrounded by a C-3, M or combination of C-3 and M Districts), includes a parabolic antenna with a diameter in excess of three meters or a composite diameter of antennae in excess of six meters. (See also Section 204.3.)         11       P* P* P P P P P P P P P P P P P P P P P	5												subject site under Article 2.5 of this
7       8       9       1													
7       B													
8       Includes a parabolic antenna with a diameter in excess of three metters or a composite diameter of antennae in excess of six meters. (See also Section 204.3.)         10       P* P* P       P	7												Districts entirely surrounded by a C-3, M
9       Image: Composite diameter of antennae in excess of six meters. (See also Section 204.3.)         11       P* P* P P P P P P P P P P P P P P P P P	8												includes a parabolic antenna with a
10204.3.)11P* P* P P P P P P P P P P P P P P $\underline{P}$	9												composite diameter of antennae in
12 $P^*$ $P$	10												
12 $\mathbb{P}^*$ $\mathbb{P}^*$ $\mathbb{P}$ $P$	11												(j) Sale or lease sign, as defined and
13 $P^*$ $P$	12	P*	P*	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	<u>P</u>	<u>P</u>	
15 $P^*$ $P$	13		P*	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ			(k) General advertising sign, as defined and regulated by Article 6 of this Code.
15       1	14				_	_	-	_		_			
10       C	15	P*	P*	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	or M District.
17       C       C       C       C       C       C#       and other applicable provisions of this Code.         18       Image: Code of the	16												
<ul> <li>18</li> <li>19</li> <li>19</li> <li>20</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> <li>23</li> </ul> <ul> <li>(n) Any use that is permitted as a principal use in any other C, or M, or PDR District without limitation as to enclosure within a building, wall or fence.</li> <li>(o) Temporary uses, as specified in and regulated by Sections 205 through 205.2 of this Code.</li> <li>(p) Subject to Section 233(a), live/work units, provided that one or more arts patient 402.2 of the section 402.2 of</li></ul>	17	С	С					С	С	С	<u>C</u> #	<u>C#</u>	and other applicable provisions of this
19       Image: Picture in the image: Picture in	18												
20       District without limitation as to enclosure within a building, wall or fence.         21       SEE SECTIONS 205 THROUGH 205.2         22       (o) Temporary uses, as specified in and regulated by Sections 205 through 205.2 of this Code.         23       (p) Subject to Section 233(a), live/work units, provided that one or more arts optivities as defined in Section 102.2 of													
21       SEE SECTIONS 205 THROUGH 205.2       (o) Temporary uses, as specified in and regulated by Sections 205 through 205.2 of this Code.         22       (p) Subject to Section 233(a), live/work units, provided that one or more arts optivities as defined in Section 102.2 of										Ρ			District without limitation as to enclosure
21       SEE SECTIONS 205 THROUGH 205.2       and regulated by Sections 205 through 205.2 of this Code.         22       (p) Subject to Section 233(a), live/work units, provided that one or more arts or more arts or the section 200 of the sectin 200 of the sectin 200 of the sectin 200 of the section 200 of t													
23 (p) Subject to Section 233(a), live/work units, provided that one or more arts	21	SEE	E SE	СТ	ION	IS 2	05 -	THR	OU	GH	205.2		and regulated by Sections 205 through
23 units, provided that one or more arts	22												
	23						_	_					units, provided that one or more arts activities as defined in Section 102.2 of
24 P P P P P P P P P P P P P P P P P P P	24	P	Р	Р	Р	Р	Р	Р	Р	Р			this Code are the primary nonresidential
25 use within the unit and that other nonresidential activities are limited to	25												

				-		_	_								
1												those otherwise permitted in the district or otherwise conditional in the district and specifically approved as a conditional			
2												use.			
3												(q) Subject to Section 233(a), live/work			
4	Р	Р	Ρ	Ρ	Р	Р	Р	Р	Ρ			units not included above but satisfying the conditions of Section 233(b) of this			
5												Code.			
6	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	<u> </u>	<u>P##</u>	(r) Arts activities.			
7												(s) Waterborne commerce, navigation, fisheries and recreation, and industrial,			
8		_							<b>_</b>			commercial and other operations directly related to the conduct of waterborne			
9		Ρ						Ρ	Ρ		<u>P</u>	commerce, navigation, fisheries or recreation on property subject to public			
10												trust.			
11	С	С	С	С	С	С	С	С	С	<u>C</u>	<u>C</u>	(t) Internet Services Exchange as defined in Section 209.6(c).			
12		I			I	1	1	I	11		1	[#Dwellings are not permitted as part of any			
13	Planned Unit Development in these districts. [## For these districts, commercial														
14		production and post-production of video and digital films, including special effects													
15		production, is subject to the use size restrictions per Section 219 Offices.]													
16												[*See Section 212(a)]			
17															
18		PRC		<b>م</b> ח	ст			\л.							
19									ttori	ney					
20	By:														
21	By:	E			City			~~~		-					
22		L	Jep	uty	City	All	UITE	зy							
23															
24															
25															
	San	Franc	cisco	Plan	ning	Depa	artme	nt							