Amendment of the Whole 5/12/08

FILE NO. 080339

ORDINANCE NO.

1	[Bayview Rezoning.]									
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> ; deletions are <u>strikethrough italics Times New Roman</u> .									
14	Board amendment additions are double underlined.									
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 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									
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									

1	the Planning Commission Resolution No and incorporates said Resolution											
2	herein by reference. A copy of said resolution is on file with the Clerk of the Board of											
3	Supervisors in File No											
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 and is incorporated											
8	herein by reference.											
9	Section 2. Th	e San Francisco Plannin	g Code is hereby amend	led by adding Sections								
10	121.5, 121.7, 230 an	d 249.32 to read as follow	vs:									
11	SEC. 121.5. US	SE SIZE LIMITS (NON-RI	ESIDENTIAL), PDR DIS	TRICTS.								
12	In order to pres	serve land and building spac	ce for light industrial activ	ities, 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	Services) and Section 219 (Offices) of this Code. Additionally, a cumulative use size maximum applies											
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	e limits stated in the table be	elow for any given lot.									
19	These use size i	naximum limits shall not ap	ply to accessory uses, as d	efined in Section 204.3 of								
20	this Code.											
21												
22	<u>District</u>	Cumulative Use Size Limit, All Uses per	Cumulative Use Size Limit, All Uses per	<u>Total Size Maximum,</u> <u>All Uses per Sections</u>								
23		Section 218	Section 219	218 and 219 Combined								
24	<u>PDR-1</u>	2,500 sq. ft	5,000 sq. ft.	7,500 sq. ft.								
25	5 PDR-2 2,500 sq. ft. 5,000 sq. ft. 5,000 sq. ft.											

1	SEC. 121.7. SUBDIVISION OF LARGE LOTS, PDR DISTRICTS.
2	In order to promote, protect, and maintain viable space for a wide range of light
3	industrial uses in PDR Districts, in furtherance of Objective 4 of the Commerce and Industry Element
4	and Policies 1.5 and 8.1 of the Bayview Hunters Point Area Plan, any proposal to subdivide,
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	Point Area Plan:
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 Code.
16	SEC. 230. DEMOLITION OF INDUSTRIAL BUILDINGS IN PDR DISTRICTS,
17	REPLACEMENT REQUIREMENTS.
18	(a) In order to preserve the existing stock of buildings suitable for industrial activities and to
19	create new viable space for industrial operations in PDR Districts, proposals to demolish an
20	industrial buildings that is not unsound and is proposed for demolition must be replaced by a
21	new building that complies with the criteria set forth below: are subject to the following
22	replacement requirements.
23	(1) If the building proposed for demolition represents greater than 0.4 FAR, then the
24	replacement building shall include at least one square foot of industrial use for each square
25	foot of industrial use in the building proposed for demolition.

1	(2) If the building proposed for demolition represents 0.4 FAR or less, then the											
2	replacement building shall include at least two square feet of industrial use for each square											
3	foot of industrial use in the building proposed for demolition.											
4	(b) Definitions. For the purpose of this subsection, the following definitions shall											
5	apply:											
6	(1) Unsound	shall refer to build	<u>lings in which rehabi</u>	litation would cost fifty	/ percent							
7	(50%) or more to constr	uct a comparable	e building.									
8	(2) Industrial	use shall refer to	any legally authorize	ed use of a building or	portion o							
9	a building that is included in Planning Code Section 220 or 222 through 227.											
10				ontaining any industria	al use.							
11	* /	<u> </u>	<u> </u>	 								
12		Demolition	Replacement requirement	Ratio applied (3)								
13	Unsound Structure (1)	₽	Yes	None Applicable								
14	Sound Structure	P if primary	Yes	If all buildings proposed for								
15		proposed use is industrial (2)		demolition represent greater								
16		13 industrial (2)		than 0 .3 FAR,								
-				111017 1.1								

- (1) If the cost of rehabilitation exceeds 50% of the replacement cost of a comparable structure.
 - (2) A principally permitted use per Sections 220, or 222-227 of this Code.
- (3) Ratio given refers to the square footage of building space required in the replacement project versus the square footage of the demolished structures.
- SECTION 249.32. SOUTH BASIN-DESIGN AND DEVELOPMENT SPECIAL USE DISTRICT

18

19

20

21

22

23

24

For lots less than, or equal to, 0.4

FAR then 2:1

1	In recognition of existing large parcels where a limitation on office square footage per lot
2	would be proportionally inappropriate, to accommodate office space for activities that require space
3	outside of downtown, to provide affordable office space to small firms and organizations which may be
4	engaged in incubator businesses and microenterprises, and to accommodate office space in relation to
5	the agglomeration of internet, telecommunications and related utility uses in the immediate area, there
6	shall be a Design and Development Special Use District applied to certain portions of the South Basin
7	area west of Third Street, and to parcels on Third Street near the intersections of Cargo Way, Custer
8	Avenue, Davidson Avenue, Evans Avenue, and Egbert Avenue, as shown on Sectional Map 10 SU of the
9	Zoning Map. The following provisions shall apply within such special use district:
10	(a) Except as described below, the specific use definitions and controls for PDR-1 and PDR-2
11	Districts, as detailed in Sections 213-277 of this Code, shall apply to lots within this Design and
12	Development SUD, including the accessory use provisions contained in Section 204.3.
13	(b) Any office use is permitted, limited to a floor area ratio of 0.25 of gross floor area to 1
14	square foot of lot area notwithstanding the office use size limitations of the PDR-2 District. In no case
15	shall office use be limited to less than the size allowed in a PDR-2 District under Planning Code
16	Section 219; nor shall it exceed a total of 50,000 square feet of gross floor area per lot.
17	(c) An office use above the amount permitted in Section 249.32(b) is permitted provided that
18	it shall be limited to the following activities:
19	(1) design activities, including but not limited to architectural, graphic, interior, product, and
20	<u>industrial design;</u>
21	(2) business service as defined in Planning Code Section 890.111;
22	(3) ancillary office activities related to internet, telecommunications, electronic networking
23	or data storage service and maintenance;
24	(4) digital media and arts.
25	

1	(d) For all office use square footage greater than the amount permitted under 249.32(b), a
2	Notice of Special Restriction shall be executed by the Zoning Administrator and recorded in the Office
3	of the County Recorder, specifying that the office activities are limited to the uses permitted under
4	Planning Code Section 249.32(c).
5	(e) For all office use square footage greater than the amount permitted under 249.32(b), each
6	individual business shall be limited to 5,000 square feet of gross floor area.
7	(f) Off-street parking spaces shall be provided in the minimum amounts as follows:
8	(1) for office uses permitted under Section 249.32(b), according to Table 151 of this Code;
9	(2) for office uses permitted under Section 249.32(c), 1 space for every 2,500 square feet of
10	occupied floor area.
11	Section 3. The San Francisco Planning Code is hereby amended by amending
12	Sections 204.3, 204.4, 210, and 210.6 to read as follows:
13	SEC. 204.3. ACCESSORY USES IN C, \underline{AND} -M, \underline{AND} -M, \underline{DDR} DISTRICTS.
14	(a) No use shall be permitted as an accessory use to a lawful principal or
15	conditional use in any C-1 or C-2 District which involves or requires any of the following:
16	(1) The total employment for such accessory use of more than five persons in a C-1
17	District, or more than 10 persons in a C-2 District;
18	(2) The use of any single machine of more than one horsepower in a C-1 District, or
19	more than 2 1/2 horsepower in a C-2 District;
20	(3) The use of machines in any one establishment in an aggregate of more than five
21	horsepower in a C-1 District, or more than 10 horsepower in a C-2 District;
22	(4) The use of more than 1/4 of the total floor area occupied by such use and the
23	principal or conditional use to which it is accessory, except in the case of accessory off-street
24	parking or loading; or
25	

- (5) The production of goods not intended primarily for retail sale or use on the 2 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.
 - 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 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.

SEC. 204.4. DWELLING UNITS ACCESSORY TO OTHER USES.

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.

1

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

(b) In any N	NC, C, or M, or PDR District, dwelling units which are integrated with the
working space of arti	sts, 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 that	an four adults, and where the occupancy meets all applicable provisions
of the Building Code	and Housing Code.

- (1) In PDR Districts, dwelling units permitted by Section 204.4(b) may not represent more than one-fourth (1/4) of the total floor area occupied by such use and the principal use to which it is accessory.
- (c) In any M <u>or PDR</u> District, one dwelling unit or other form of habitation to serve as the residence of a caretaker and the caretaker's family shall be permitted as an accessory use for any permitted principal or conditional use in such district, where the operation of such use necessitates location of such residence in such district.

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

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

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

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

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

SEC. 210.7. PDR DISTRICTS: PURPOSE.

These districts provide space for a wide variety of PDR (production, distribution and repair) and other non-residential activities in districts where these uses are free from inherent economic and operational competition and conflicts with housing, large office developments, and large-scale retail, 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 intensive housing districts. PDR-zoned land is also an important reservoir of space in San Francisco for new and evolving industry and activity types that cannot be foreseen today and cannot practically function or compete for space in a typical downtown office or neighborhood commercial environment. Businesses and activities allowed in PDR districts generally share a need for flexible operating space that features large open interior spaces, high ceilings, freight loading docks and elevators, floors capable of bearing heavy loads, and large (often uncovered exterior) storage areas. These uses are often not ideally compatible with housing for operational reasons, including the need for significant trucking and delivery activities, 24-hour operation, and emission of noise, odors and vibrations. Importantly, PDR uses are limited in the amount of rent they can afford relative to office, retail, and residential uses, yet are important sectors of the City's economy.

SEC. 210.8 PDR-1 DISTRICTS: LIGHT INDUSTRIAL BUFFER.

These districts are intended to create a buffer area between residential neighborhoods and light industrial areas, primarily in the Bayview Hunters Point neighborhood. This zone allows for less intensive PDR activities that will not compromise the quality of life of nearby residents. These uses generate less external noise, odors, and vibrations and engage in fewer trucking activities than those permitted in PDR-2 districts. Uses in this district are generally conducted completely within enclosed structures. Small-scale retail and office uses are permitted, as are other activities that may serve well to buffer existing residential neighborhoods from areas of concentrated industrial operations.

SEC. 210.9. PDR-2 DISTRICTS: PRODUCTION, DISTRIBUTION, AND REPAIR.

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, including trucks with up to 18 wheels or more, and occurring at any time of the day or night. As part of their daily operations, PDR activities in these areas may emit noises, vibrations, odors, and other emissions, as permitted by law. Within the requirements of local, state, and federal health and safety regulations, and within the stipulation of this code, which may impose additional use size maximums and minimum distance requirements on certain activities, raw materials used for production, manufacturing, repair, storage, research, and distribution may be stored on site and may include chemical, biological, and other hazardous, explosive, or flammable materials.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

1		Section 5. The San Francisco Planning Code is hereby amended by amending											
2	Sections 213 through 227 to read as follows:												
3	SEC.	213. USES PERMITTED IN C, AND M, and PDR DISTRICTS.											
4	(a) The uses listed in Sections 215 through 227 are permitted in C, and M, and PDR												
5	Districts as	ndicated by the following symbols in the respective columns for each district:											
6	P:	P: Permitted as a principal use in this district.											
7	C:	Subject to approval by the City Planning Commission as a conditional use in this											
8	district as provided in Section 303 of this Code.												
9	NA:	NA: This listing not applicable to this district, as the same use is listed subsequently											
10	for the distri	ct with fewer restrictions.											
11	Blank Space	e: Not permitted in this district.											
12	(b)	The Section titles are intended only as an aid to use of this Code and are not											
13	binding as to	o interpretation of these Sections. In general, but not in all cases, uses that are											
14	more widely	permitted in C, and M, and PDR Districts are listed in earlier Sections. Uses listed											
15	in an earlier	Section shall not include any use first specifically listed in a later Section. Where											
16	the same us	se is listed as permitted two or more times for the same district, with different											
17	restrictions,	the permitted listing with the fewest restrictions shall prevail for that district.											
18	(c)	Determinations as to the classification of uses not specifically listed shall be											
19	made in the	manner indicated in Sections 202 and 307(a) of this Code.											
20	(d)	Reference should be made to Sections 204 through 204.5 for regulations											
21	pertaining to	accessory uses permitted for principal and conditional uses listed in Sections											
22	215 through	227.											
23		(e) Reference should also be made to the other Articles of this Code											
24	containing p	provisions relating to definitions, off-street parking and loading, dimensions, areas											

- 1 and open spaces, nonconforming uses, height and bulk districts, signs, historic preservation,
- 2 and other factors affecting the development and alteration of properties in these use districts.

SEC. 215. DWELLINGS.

TABLE INSET:

3

5 6	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	
7												SEC. 215 DWELLINGS.
8												(a) Dwelling at a density ratio not exceeding the number of dwelling units
9												permitted in the nearest R District, with the distance to such R District
10												measured from the midpoint of the
11												front lot line or from a point directly across the street there from, whichever
12												permits the greater density; provided, that the maximum density ratio in a C-
13												1, C-2, M-1 or M-2 District shall in no case be less than for an RM-1 District,
14		_		_		_						the maximum density ratio in a C-3 or C-M District shall in no case be less
15	Р	Р	Р	Р	Р	Р	С	С	С			than for an RM-4 District, and the maximum density ratio in a C-3 District
16												shall in no case be less than one dwelling unit for each 125 square feet
17												of lot area. The rules for calculation of dwelling unit densities set forth in
18												Section 207.1 of this Code shall apply in C and M Districts, except that any
19												remaining fraction of 1/2 or more of the minimum amount of lot area per
20												dwelling unit shall be adjusted upward to the next higher whole number of
												dwelling units.
21												(b) Dwelling at a density ratio greater
22			С	С	С	С						than that set forth in Subsection (a), to be determined by the City Planning
23												Commission pursuant to Section 303(c) of this Code.
24												(c) Mobile home park for house trailers,
25							С	С	С			motor homes, campers and similar

purposes. Each any such park sh	ures used for dwelling vehicle or structure in all be regulated by this manner as a dwelling
---------------------------------	--

SEC. 216. OTHER HOUSING.

TABLE INSET:

5			1	_	ı —		ı —		ı —		ı — —	
6	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	
7		Ċ	ن	Ċ	Ċ	Ċ	Ċ	Σ	M	Ī	Ī	
8												SEC. 216 OTHER HOUSING. (a) Group housing, providing lodging or both meals
9												and lodging, without individual cooking facilities, by prearrangement for a week or more at a time, in a
10												space not defined by this Code as a dwelling unit. Such group housing shall include but not necessarily be
11												limited to a boardinghouse, guesthouse, rooming house, lodging house, residence club, commune,
12												fraternity or sorority house, monastery, nunnery, convent or ashram. It shall also include group housing
13	Р	Р	Р	Р	Р	Р	Р	С	С			affiliated with and operated by a medical or educational institution, when not located on the same lot as such
14												institution, which shall meet the applicable provisions of Section 304.5 of this Code concerning institutional
15												master plans. The density limitations for all group
16												housing described in this subsection shall be based in this subsection shall be based upon the density
												limitations for group housing in the nearest R District, following the same rules as those set forth in Section
17												215(a) of this Code for dwelling unit densities in C and M Districts.
18												IVI DISTRICTS.
19												(b) Hotel, inn or hostel containing rooms or suites of rooms, none with individual cooking facilities, which are
20												offered for compensation and are primarily for the accommodation of transient overnight guests. A hotel,
21												inn or hostel shall not include a motel as described in
22	С	C C	C C	С	С	С	C C	C C	С			Subsection 216(c) below: (i) 200 rooms or less;
	С	С	С	С	С	С	С	С	С			(ii) More than 200 rooms.(c) Motel, including an auto court, motor lodge, tourist
23												court or other facility similarly identified, containing
24	С	NA		NA	NA	NA	NA	NA	NA			rooms or suites of rooms, none with individual cooking facilities, which are offered for compensation and are
25												primarily for the accommodation of transient guests

1 2 3								traveling by automobile, and where each sleeping unit is independently accessible from the outside; provided, that the entrance to such motel is within 200 feet of and immediately accessible from a major thoroughfare as designated in the Master Plan.
4	С		С	С	С	С	С	(d) Motel, as described in Subsection 216(c) above but without restrictions as to location of the entrance.

SEC. 217. INSTITUTIONS.

TABLE INSET:

5

6

7

O												
9	C-1	C-2	C-3-0	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	<u>PDR-2</u>	
10		0	0	0	0	0)	2	2			SEC. 217. INSTITUTIONS.
11												(a) Hospital, medical center or other
12												medical institution which includes facilities for inpatient care and may also
13												include medical offices, clinics, laboratories, and employee or student
14	С	С	С	С	С		С	С				dormitories and other housing,
15						С						operated by and affiliated with the institution, which institution has met the
												applicable provisions of Section 304.5 of this Code concerning institutional
16												master plans.
17												(b) Residential care facility providing
18												lodging, board and care for a period of 24 hours or more to persons in need of
19												specialized aid by personnel licensed
20												by the State of California. Such facilities shall include but not
	Р	Р	Р	Р	Р	С	Р	Р				necessarily be limited to a board and care home, family care home, long-
21												term nursery, orphanage, rest home or
22												home for the treatment of addictive, contagious or other diseases or
23												psychological disorders.
24	P	Р	P	P	P	Р	Р	Р	P	<u>P under</u>	<u>P under</u>	(c) Clinic primarily providing outpatient care in medical, psychiatric or other
25		•	•		•	•			•	<u>7,500 sf</u>		healing arts and not a part of a medical

				I	1		ı	I	ı			inatitution as appoified in Cubacation
1												institution as specified in Subsection 217(a) above.
2	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P under</u> <u>5,000 sf</u>	<u>F unaer</u> 5 000 sf	(d) Social service or philanthropic facility providing assistance of a charitable or public service nature.
4												(e) Child-care facility providing less than 24-hour care for children by
5	Р	P	P	Р	Р	С	Р	Р				licensed personnel and meeting the open-space and other requirements of
6							-					the State of California and other authorities.
7												(f) Elementary school, either public or
8	Р	Р	Р	Р	Р	Р	Р	Р		<u>P under</u> 20,000 sf		private. Such institution may include employee or student dormitories and
9			·	•	•	ľ	•	ľ		<u>if no</u> <u>housing</u>		other housing operated by and affiliated with the institution.
10												(g) Secondary school, either public or
11										P under		private, other than a school having industrial arts as its primary course of
12	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
13										housing		other housing operated by and affiliated with the institution.
14												(h) Postsecondary educational
15												institution for the purposes of academic, professional, business or
16												fine-arts education, which institution has met the applicable provisions of
17										<u>P under</u> 20,000 sf		Section 304.5 of this Code concerning
18	Р	Р	Р	Р	Р	Р	Р	Р		<u>if no</u>		institution may include employee or
19										<u>housing</u>		student dormitories and other housing operated by and affiliated with the
20												institution. Such institution shall not have industrial arts as its primary
21												course of study.
22										<u>P under</u> 20,000 sf	$\frac{1}{20}$ 000 sf	(i) Secondary or postsecondary educational institution, other than as
23						Р	Р	Р	Р	<u>if no</u>	<u>if no</u>	specified in Subsection 217(g) and (h) above.
										housing P under	<u>nousing</u>	(j) Church or other religious institution.
24	Р	Р	Р	Р	Р	Р	Р	Р	Р		20,000 sf	Such institution may include, on the same lot, the housing of persons who
25	L	I	l .	l	1	1	1		1	<u> </u>	<u>1110</u>	came let, the fledeling of percents will

1									housing		engage in supportive activity for the nstitution.
2										((k) Medical cannabis dispensary as
2										Ċ	defined by Section 3301(f) of the San
3											Francisco Health Code provided that: (a) the medical cannabis dispensary
4											has applied for a permit from the
5											Department of Public Health pursuant to Section 3304 of the San Francisco
											Health Code; (b) if medical cannabis is
6										S	smoked on the premises, the parcel
7											containing the medical cannabis dispensary is located not less than
8										1	1,000 feet from the parcel containing
0											the grounds of an elementary or secondary school, public or private, or
9											a community clubhouse, or
10										r	neighborhood center as defined in
10											Section 221(e) of this Code, unless not required by State law, and, regardless
11											of whether medical cannabis is smoked
12											on the premises, if the dispensary was
12											not in operation as of April 1, 2005, as defined in subsection (i), it is located
13											not less than 1,000 feet from the parcel
14	Р	Р	Р	Р	Р	Р	Р				containing the grounds of an
											elementary or secondary school, public or private, or recreation buildings as
15										c	defined in Section 221(e) of this Code;
16											(c) if medical cannabis is smoked on the premises the dispensary shall
											provide adequate ventilation within the
17										s S	structure such that doors and/or
18											windows are not left open for such ourposes resulting in odor emission
4.0											from the premises; (d) regardless of
19										V	whether medical cannabis is smoked
20											on the premises the parcel containing the medical cannabis dispensary is not
04										le	ocated on the same parcel as a facility
21											providing substance abuse services
22											that is licensed or certified by the state of California or funded by the
23											Department of Public Health; (e) no
۷۵											alcohol is sold or distributed on the premises for on or off-site
24											consumption; (f) upon acceptance of a
25										c	complete application for a building
20										p	permit for a medical cannabis

1					dispensary the Planning Department shall cause a notice to be posted on
2					the proposed site and shall cause written notice to be sent via U.S. Mail
					to all properties within 300 feet of the
3					subject lot in the same Assessor's Block and on the block face across
4					from the subject lot as well as to all
5					individuals or groups which have made
3					a written request for notification of regarding specific properties, areas or
6					medical cannabis dispensaries; (g) all
7					building permit applications shall be
,					held for a period of 30 calendar days from the date of the mailed notice to
8					allow review by residents, occupants,
9					owners of neighborhood properties and
9					neighborhood groups; and (h) after this 30 day period, the Planning
10					Commission shall schedule a hearing
11					to consider whether to exercise its
1 1					discretionary review powers over the building permit application for a
12					medical cannabis dispensary. The
12					scheduling and the mailed notice for
13					this hearing shall be processed in accordance with Section 312(e) of this
14					code; (i) Medical cannabis dispensaries
15					that can demonstrate to the Planning
15					Department, based on any criteria it may develop, they were in operation as
16					of April 1, 2005 and have remained in
17					continuous operation since then, have
17					18 months from the effective date of this legislation to obtain a permit or
18					must cease operations at the end of
19					that 18 month period, or upon denial of
19					a permit application if it occurs before the end of that 18 month period.
20					Medical cannabis dispensaries that
21					were in operation as of April 1, 2005,
4 I					and were not in continuous operation since then, but can demonstrate to the
22					Planning Department, based on any
23					criteria it may develop, that the reason
					for their lack of continuous operation was not closure due to an actual
24					violation of federal, state or local law,
25					also have 18 months from the effective
20					date of this legislation to obtain a

1					permit or must cease operations at the end of that 18 month period, or upon
2					denial of a permit application if it occurs before the end of that 18 month period.
3					Notwithstanding the foregoing, in no case shall a dispensary that had or has
4					a suspended or revoked permit be considered to be in continuous
5					operation. Any dispensary operating in a Residential-House or Residential-
6					Mixed district of the City or which began operation after April 1, 2005,
7					must immediately cease operations; (j) any permit issued for a medical
8					cannabis dispensary shall contain the following statement in bold-face type:
9					"Issuance of this permit by the City and County of San Francisco is not
10					intended to and does not authorize the violation of State or Federal law.

SEC. 218. RETAIL SALES AND PERSONAL SERVICES.

TABLE INSET:

11

12

25

13 14 C-3-G C-3-O C-3-R C-3-S PDR-2 PDR-<u>C</u>-S M-2 15 C-2 16 SEC. 218. RETAIL SALES AND PERSONAL SERVICES. 17 The uses specified in this Section shall not include any use first specifically listed in a 18 subsequent Section of this Code. <u>P</u> (a) Retail business or personal service <u>under under</u> establishment, of a type which supplies new 19 20 sf *# to residents in the immediate vicinity. sf *# 21 <u>P</u> <u>P</u> (b) Retail business or personal service <u>under under</u> establishment not limited to sales or services 22 Р Р Р Ρ Р 2,500 | 2,500 | primarily for residents in the immediate vicinity, sf *# and not restricted to sale of new commodities. sf *# 23 *Subject to the limitations of Section 121.5 24 #Except practice studios, cat boarding, hardware stores and contractor supply operations, which are

permitted in these districts without size restriction.

SEC. 218.1. MASSAGE ESTABLISHMENTS.

TABLE INSET:

1

2

4					(D					<u>-1</u>	-2	
5	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	
6												SEC. 218.1. MASSAGE
7												ESTABLISHMENTS. Massage establishments, as defined by
8												Section 2700 of Part II, Chapter VIII of the San Francisco Municipal Code (Police
9												Code), provided that: (a) the use is so located that the premises upon which it is
10												conducted are not less than 1,000 feet from the premises of any other massage
11												establishment; except that such proviso shall not apply where massage services are
12												incidental to the institutional uses permitted in Sections 217(a) through (d) or to the use
13												by an individual member of the facilities of a health club, gymnasium or other facility with
14												a regular membership which health club, gymnasium or other facility is used primarily
15												for instruction and training in body building, exercising, reducing, sports, dancing or
16	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	similar physical activities; and further provided that: (b) the following standards
17												and conditions are met: (1) the hours of operation of the massage activity shall be
18												limited to from 7:00 a.m. to 12:00 a.m.; (2) signs announcing the massage activity shall
19												be no more than a single sign affixed to the wall of the building and shall not exceed
20												nine square feet in area and shall not be directly illuminated; (3) there shall be no
21												outdoor activity associated with the massage activity; (4) disposed of on a daily
22												basis during the days the establishment is in operation; and (6) any change of there
23												shall be no alcoholic beverages served on the premises; (5) there shall be a litter
24												patrol financed by the establishment such that any litter within 100 feet of the
25												premises is cleaned and ownership or

1 2						change in operation of the massage establishment which requires a new Police Permit shall be required to meet these standards and conditions.
						Starradias dira serialierier

SEC. 219. OFFICES.

TABLE INSET:

-5	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	PDR-2	
											SEC. 219. OFFICES.
Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P*#</u>	<u>P*#</u>	(a) Professional and business offices not more than 5,000 gross square feet in size and offering on-site services to the general public.
Р	Р	Р	С	Р	Р	Р	Р	Р			(b) Professional and business offices larger than 5,000 gross square feet in size and offering on-site services to the general public.
Р	Р	Р	С	Р	Р	Р	Р	Р	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u> *#	5,000 sf	(c) Other professional and business offices above the ground floor. In the C-3-R District, in addition to the criteria set forth in Section 303, approval shall be given upon a determination that the use will not detract from the district's primary function as an area for comparison shopper retailing and direct consumer services.
Р	Р	С		С	С	Р	Р	Р	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u> *#	<u>P under</u> 5,000 sf <u>*#</u>	(d) Other professional and business offices at or below the ground floor.
											* Subject to the limitations of Section 121.5.
											# Use size control shall apply to all types of "Office use" as listed in Section 313.1(35)(A) and (B).

SEC. 220. LAUNDERING, CLEANING AND PRESSING.

24 TABLE INSET:

										· · · · · · · · · · · · · · · · · · ·		
1	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												SEC. 220. LAUNDERING, CLEANING AND PRESSING.
4 5	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(a) Automatic laundry, as defined in Part II, Chapter V (Health Code) of the San Francisco Municipal Code.
6 7		Р	Р	Р	Р	Р	Р	NA	NA	<u>P</u>	<u>P</u>	(b) Establishment for hand-ironing only, not employing more than five persons.
8 9 10 11	Р	NA	NA	NA	NA	NA	NA	NA	NA	<u>P under</u> <u>2,500 sf</u>	<u>P</u>	(c) 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:
12 13												(1) The establishment has only a central cleaning unit with a rated load factor of no more than 40 pounds and operated by employees of the establishment; or
14 15 16												(2) The dry cleaning is done by the customer using self-service cleaning units or equivalent equipment, where the total number of units does not exceed eight and their total aggregate capacity does not exceed 40 cubic feet; or
17 18 19 20												(3) The establishment is a combination of the 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 the aggregate capacity of which shall not exceed 20 cubic feet.
21 22 23 24		Р	Р	Р	Р	Р	Р	NA	NA	<u>P under 2,500 sf</u>	<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:
25												(1) The establishment has only a central

								cleaning unit with a rated load factor of no more
1								than 60 pounds and operated by employees of
2								the establishment; or
3								(2) The dry cleaning is done by the customer using self-service cleaning units or equivalent
4								equipment where the total number of units does not exceed 16 and their total aggregate capacity
5								does not exceed 80 cubic feet; or
6								(3) The establishment is a combination of the two foregoing types, with a central cleaning unit
7								with a rated load factor of no more than 60 pounds, and no more than eight self-service units
8								the aggregate capacity of which shall not exceed 40 cubic feet.
9								(e) Steam laundry, when conducted within a
10)	1	<u>P under</u>		completely enclosed building; provided, that no part of a building so occupied shall have any
11				Р	Р	$\frac{2,500 \text{ sf}}{2,500 \text{ sf}}$	<u>P</u>	opening, other than fixed windows or exits required by law, within 50 feet of any R District.
12								
13						D um d on		(f) Cleaning or dyeing plant, when conducted within a completely enclosed building; provided,
14				Р	Р	<u>P under</u> <u>2,500 sf</u>	<u>P</u>	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.
15								
16								(g) Bag, carpet or rug cleaning, when conducted within a completely enclosed building; provided,
				Р	Р	<u>P under</u> 2,500 sf	_	that no part of a building so occupied shall have any opening, other than fixed windows or exits
17						<u>2,500 sj</u>	<u>P</u>	required by law, within 50 feet of any R District.
18								

SEC. 221. ASSEMBLY AND ENTERTAINMENT.

20 TABLE INSET:

19

21

22

23

24

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	
											SEC. 221. ASSEMBLY AND ENTERTAINMENT.
Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(a) Clubhouse.
Р	Р	Р	Р	Р	Р	Р	Р	Р	P	<u>P</u>	(b) Lodge building.

									l			
1	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(c) Meeting hall.
2		Р	Р	Р	Р	Р	Р	Р	Р	P if no more than 3 screens	more than	(d) Theater, except as specified under Subsection (k), below.
4	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(e) Recreation building.
5 6												(f) Amusement enterprise, including billiard hall, dance hall, nightclub, other nighttime entertainment activities as defined in Section 102.17, bowling alley, skating rink, shooting gallery, when
7												conducted within a completely enclosed building; provided, (1) that incidental
8 9		Р	Р	Р	Р	Р	Р	Р	Р	<u>P under</u> <u>5,000 sf</u>	<u>P</u>	noise is reasonably confined to the premises by adequate soundproofing or other device, and (2) that no portion of a
10												building occupied by such use shall have any opening, other than fixed windows
11												and exits required by law, within 50 feet of any R District.
12	P*	P*			P	P	Р	P	Р	D	D	(g) Private noncommercial recreational
13	Г	Г			Г	Г	Г	Г	Г	<u>P</u>	<u>P</u>	open use.
14 15												(h) Amusement park, and related commercial amusement enterprises not conducted in completely enclosed buildings; provided, that the use lawfully
16		P*					NA	NA	NA		מ	existed at the effective date of this Code, or is so located that (1) the premises are
17 18												not less than 200 feet from any R District, and (2) the aggregate area in the same or adjoining blocks occupied by existing
19												amusement enterprises is in excess of five acres.
20												(i) Commercial open-air sports stadium
21						С	Р	Р	Р		<u>C</u>	or arena, if conducted on premises not less than 200 feet from any R District.
22												(j) Circus, carnival, or other amusement enterprise not conducted within a
23						С	Р	Р	Р			building, if conducted on premises not less than 200 feet from any R District.
24	Р	Р	P	Р	P	Р	Р	P	Р		D	(k) Adult entertainment enterprise, so
25	٢	٢	٢	٢	٢		٢				<u>P</u>	specified in (i), (ii) and (iii) below,

1 2 3						provided that the use is so located that the premises upon which it is conducted are not less than 1,000 feet from the premises of any other adult entertainment enterprise:
5						(i) A divitable a licetome and affine of the
4						(i) Adult bookstore, as defined by Section 791 of Part II, Chapter VIII of the
5						San Francisco Municipal Code (Police Code);
6						(ii) Adult the stem as defined by October
J						(ii) Adult theater, as defined by Section 791 of Part II, Chapter VIII of the San
7						Francisco Municipal Code (Police Code);
8						/iii) Engayatar atudias as defined by
•						(iii) Encounter studios, as defined by Section 1072.1 of Part II, Chapter VIII of
9						the San Francisco Municipal Code (Police
10						Code).
						*[See Section 212(a).]

SEC. 221.1. LIMITATION ON CHANGE IN USE OR DEMOLITION OF MOVIE THEATER USE.

Notwithstanding any other provision of this Article, a change in use or demolition of a movie theater use, as set forth in Section 221(d), shall require conditional use authorization pursuant to Section 303. This Section shall not authorize a change in use if the new use or uses are otherwise prohibited.

SEC. 222. HOME AND BUSINESS SERVICES.

TABLE INSET:

C-1	C-2	C-3-0	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	PDR-2	
											SEC. 222. HOME AND BUSINESS SERVICES.
											The term "shop" as used in this section shall include only the establishments of artisans dealing at retail directly with the consumer and concerned primarily with

											custom trade.
1	•			•	Р			Р	<u>P</u>	<u>P</u>	(a) Household repair shop.
2	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(b) Interior decorating shop.
0	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(c) Upholstering shop.
3	P P	Р	Р	P P	P P	P	P P	P P	<u>P</u>	<u>P</u>	(d) Sign-painting shop.
4	Ρ			Р	Р	P	P	Р	<u>P</u>	<u>P</u>	(e) Carpenter shop. (f) Office of a building, plumbing,
5											electrical, painting, roofing, furnace or pest-control contractor, including
6	Р			Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	storage of incidental equipment and supplies entirely within the same
7											building, where provision is also made entirely within the structure for parking,
8											loading and unloading of all vehicles used. (See also Section 225.)
9									P		
10	Р	Р	Р	Р	Р	Р	Р	Р	<u>under</u> 5,000	<u>P</u>	(g) Catering establishment
11									<u>sf</u>		
12	Р	Р	P	P	Р	P	P	Р	<u>P</u>	מ	(h) Drinting abou
13	Г	Г				F	F		<u>under</u> 2,500	<u>P</u>	(h) Printing shop.
									<u>sf</u>		
14									<u>P</u>		
15	Р	Р	Р	Р	Р	Р	Р	Р	<u>under</u> 2,500	<u>P</u>	(i) Newspaper publication.
16									<u>sf</u>		
17	0	_							<u>P</u>		
18	Р	Р	Р	Р	Р	Р	Р	Р	<u>under</u> 2,500	<u>P</u>	(j) Blueprinting shop.
10									$\frac{\underline{sf}}{\underline{sf}}$		

SEC. 223. AUTOMOTIVE.

TABLE INSET:

19

20

21

22

23

24

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	<u>PDR-2</u>	
											SEC. 223. AUTOMOTIVE.
	Р	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(a) Sale or rental of new or used automobiles, when conducted

1											entirely within an enclosed building.
2		Р		Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(b) Sale or rental of new or used trucks, when conducted entirely within an enclosed building.
4 5		C*		С	С	Р	Р	Р	<u>P</u>	<u>P</u>	(c) Lot for sale or rental of new or used automobiles.
6		C*		С	С	Р	Р	Р	<u>P</u>	<u>P</u>	(d) Lot for sale or rental of new or used trucks.
7 8		C*		С	С	Р	Р	Р	<u>P</u>	<u>P</u>	(e) Sale or rental of new or used automobile trailers.
9 10 11 12 13 14 15 16	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: (1) The sale and dispensing of greases and brake fluids, including motor vehicle lubrication; and the sale or
17 18											installation of tires, batteries and other accessories;
19											(2) Miscellaneous minor servicing and adjusting, which
20											may include brakes, electrical equipment, fan belt, headlamps, sparkplugs, air filter, distributor
2122											points, carburetor, and generator charging rate;
23											(3) Installation of lamp globes, sparkplugs, oil filter or filtering
24											element, windshield wiper blades and motors, radiator hose (without
25											removal of radiator or water

1										pump), battery cables and fan belt;
2										(4) The servicing and repairing of tires and batteries;
4										(5) The installation and servicing of smog control devices; and
5										(6) Automobile washing and
6										polishing of an incidental nature, when performed primarily by hand
7										and not including the use of any mechanical conveyor blower or steam-cleaning device.
8										
9										(g) Automobile service station as described above, with the following minor automobile repairs
10										permitted therewith if conducted
11	P*		Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	entirely within an enclosed building having no openings other
12										than fixed windows or exits required by law within 50 feet on
13										any R District:
14										(1) Tune-up, including the repair
15										or replacement of distributors, sparkplugs and carburetors;
16										(2) Brake repair;
17										(3) Shock absorber replacement;
18										(4) Muffler exchange, with no
19										open flame or torch;
20										(5) Wheel balancing and alignment;
21										
22										(6) Wheel bearing and seals replacement;
23										(7) Replacement of universal
24										joints;
25										(8) Radiator mounting and dismounting, with repairs done

4										elsewhere;
1										(9) Clutch adjustments;
2										(10) Repair or replacement of
3										water pumps;
4										(11) Repair or replacement of
5										generators, alternators and voltage regulators;
6										(12) Repair or replacement of
7										starters;
8										(13) Repair or replacement of fuel pumps;
9										(14) Such other repairs as may
10										be designated by the Chief of the San Francisco Fire Department as
11										minor repairs under Paragraph 8.09(a)(5)(o) of Part II, Chapter IV
12										(Fire Code) of the San Francisco Municipal Code.
13										(h) Repair garage for minor
14										automobile repairs, limited to those repairs and other activities
15										permitted at an automobile service station as described
16								<u>P</u>		above, and in addition the following minor automobile
17	Р		Р	Р	Р	Р	Р	<u>under</u> 7,500	<u>P</u>	repairs; all such repairs and other activities shall be conducted
18								<u>sf</u>		entirely within an enclosed building having no openings other
19										than fixed windows or exits required by law within 50 feet of
20										any R District.
21										(1) Body and fender repair
22										limited to replacement of parts and spot paint spraying; and
23										(2) Removal and replacement of engines, transmissions and
24										differentials, with repairs to these components done elsewhere.
25										

1 2 3 4				Р		Р	Р	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(i) Repair garage for the following major automobile repairs, if 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:
5										(1) Internal engine repair or rebuilding;
6										(2) Repair or rebuilding of
7										transmissions, differentials or radiators;
8 9										(3) Reconditioning of badly worn or damaged motor vehicles or
10										trailers;
11										(4) Collision service, including body, frame or fender straightening or repair; and
12										(5) Full body paint spraying.
131415	C*		С	С	С	Р	Р	<u>P</u>	<u>P</u>	(j) Automobile wash, when providing on the premises a reservoir of vehicle storage and standing area, outside the washing facilities, equal to at least 1/4 the hourly capacity in vehicles
16										of such facilities; provided,
17 18										(1) that incidental noise is reasonably confined to the premises by adequate
19										soundproofing or other device, and
20										(2) that complete enclosure
21										within a building may be required as a condition of approval,
22										notwithstanding any other provision of this Code; but the
23										foregoing provisions shall not preclude the imposition of any
24										additional conditions pursuant to Section 303 of this Code.
25										Costan occ of the code.

1 2						Р	Р	Р	Р		<u>P</u>	(k) Tire recapping, if conducted on premises not less than 200 feet from any R District.
3	C*	P*				С	Р	Р	Р	<u>C</u>	<u>C</u>	(I) Parking lot, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code.
5 6 7 8 9	С	Р	С	С	С	С	Р	Р	Р	<u>C</u>	<u>C</u>	(m) Storage garage open to the public for passenger automobiles, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is not a public building requiring approval by the Board of Supervisors under other provisions of law and is completely enclosed.
11 12 13 14 15	C*	C*	С	С	С	С	Р	Р	Р	<u>C</u>	<u>C</u>	(n) Storage garage open to the public for passenger automobiles, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is not a public building requiring approval by the Board of Supervisors under other provisions of law and is not completely enclosed.
19 20	P*	P*	Р	Р	P	Р	Р	Р	Р	<u>P</u>	<u>P</u>	(o) Storage garage open to the public for passenger automobiles, as regulated in Sections 155, 156 and 157 and other provisions of Article 1.5 of this Code, where such storage garage is a public building requiring approval by the Board of Supervisors under other provisions of law.
21222324	С	Р	С	С	С	С	Р	Р	Р	<u>C</u>	<u>C</u>	(p) Major (nonaccessory) parking garage not open to the public, as defined in Section 158 and as regulated therein and in Sections 155 and 157 and other provisions of Article 1.5 of this Code.
25		С	С	С	С	NA	NA	NA	NA		<u>P</u>	(q) Parcel delivery service,

1 2 3 4									limited to facilities for the unloading, sorting and reloading of local retail merchandise for home deliveries, where the operation is conducted entirely within a completely enclosed building; including garage facilities for local delivery trucks, but
5									excluding repair shop facilities.
6				Р	Р	Р	Р	<u>P</u>	(r) Parcel delivery service, not subject to the above limitations.
7	С			Р	P	P	P	P	(s) Ambulance service.
8				<u> </u>				<u>I</u>	(t) Storage garage for
9			С	Р	Р	Р	Р	<u>P</u>	commercial passenger vehicles and light delivery trucks.
10				-					(u) Storage yard for commercial
11									vehicles or trucks, if conducted
12				С	Р	Р	Р	<u>P</u>	within an area completely enclosed by a wall or concealing fence not less than six feet high.
13									
14						С	С	<u>P</u>	(v) Truck terminal facility, if located not less than 200 feet from any R District.
15									
16									[*See Section 212(a).]

SEC. 224. ANIMAL SERVICES.

TABLE INSET:

17

18

19

20

21

22

23

24

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	
											SEC. 224. ANIMAL SERVICES.
	С			С	С	С	Р	Р	<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.

1 2				Р	Р	Р	<u>P</u>		(b) Animal hospital or clinic, if conducted on premises not less than 200 feet from any R District.
3									(c) Commercial kennel, if conducted on premises not less than 200 feet from any R
4									District. A "commercial kennel" shall mean any commercial or business premises or other
5				Р	Р	Р		P	premises where dogs are boarded for compensation, or are cared for or trained for hire,
6									or are kept for sale or bred for sale, where the care, breeding or sale of the dogs is the principal
7									means of livelihood of the occupants of the premises.
8									(d) Riding academy or livery stable, if conducted
9				Р	Р	Р			on premises not less than 200 feet from any R District.
10									

SEC. 225. WHOLESALING, STORAGE, DISTRIBUTION AND OPEN-AIR HANDLING OF MATERIALS AND EQUIPMENT.

TABLE INSET:

17	DLE	. !! \	ᆫ	١.							
C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-1	<u>PDR-2</u>	
											SEC 225 WHOLESALING, STORAGE, DISTRIBUTION AND OPEN-AIR HANDLING OF MATERIALS AND EQUIPMENT.
	С		С	С	Р	Р	Р	Р			(a) Storage building for household goods.
		Ρ	Ρ	Ρ	Ρ	Р	Р	Р	<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.
					Р	Р	Р	Р	<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.

1 2						Р		<u>C</u>	(d) Bulk storage of inflammable or highly combustible materials., if conducted not less than 500 feet from any R or NC District.
3 4						С		<u>C</u>	(e) Bulk storage of explosives, <i>if conducted not less than</i> 500 feet from any R or NC District.
5 6 7					Р	Р		<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.
8								<u>P</u>	(g) Grain elevator.
9 10 11			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.)
12 13 14				Р	Р	Р	<u>P</u> <u>under</u> <u>5,000</u> sf	<u>P</u>	(i) Lot for sale of new or used merchandise, not including any use first specifically listed below.
15 16				Р	Р	Р	<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.
17 18 19					Р	Р	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</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 feet high.
202122					Р	Р	<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.
23 24					Р	Р			(m) Stone or monument yard, if conducted within an area enclosed by a wall or a concealing fence not less than six feet high.
	 	 	_	_					

1 2 3 4 5				Р	Р	<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; and if conducted not less than 200 feet from any R or NC District. : 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.
6 7 8 9 10 11					Р	<u>P</u>	(o) Junkyard, if located not less than 200 feet from any R 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.
13 14 15 16 17 18 19 20 21 22 23 24				С	С	<u>C</u>	(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; provided, however, that no such automobile wrecking operation eligible for governmental payments to assist relocation shall be continued more than 1 1/2 years from said effective date unless a conditional use authorization for such operation has been granted pursuant to this Code. The term "automobile wrecking operation" as used herein shall mean the disassembling, dismantling, junking or "wrecking" of motor vehicles of any type, or the storage of such vehicles not in operable condition.
25					С	<u>C</u>	(q) Hazardous waste facility, when conducted not less than 200 feet from any R or NC District, which shall mean

4	all contiguous land and structures, other appurte	
ı	and improvements on the land used for tre	- 1
2	transfer, storage, resource recovery, disposal or re	
_	of hazardous waste that is produced at an off-site	
3	but shall not include a facility that: (1) manages or	•
	oil, used oil filters, latex paint, antifreeze, small ho	
4	batteries or lead acid batteries; or (2) establishes t	
	not required to obtain a hazardous waste facility	•
5	from the State of California. The terms "hazardous"	,
_	"treatment," "transfer," "storage," "disposal,"	
6	facility," and "used oil" as used herein shall ha	
7	meaning given those terms in the California Hea	
1	Safety Code, Division 20, Chapter 6.5, Articles 2	and 13,
8	which are hereby incorporated by reference.	
0		

SEC. 226. MANUFACTURING AND PROCESSING.

TABLE INSET:

C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-1	PDR-1	<u>PDR-2</u>	
											SEC. 226. MANUFACTURING AND PROCESSING.
		Р	Р	Р	Р	Р	NA	NA	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(a) Light manufacturing uses, involving only the assembly, packaging, repairing or processing of previously prepared materials, which are conducted within a building but do not occupy the ground story of any building; provided:
											(1) That no part of a building so occupied shall have any opening, other than fixed windows and exits required by law, within 50 feet of any R District;
											(2) That the mechanical equipment required for such uses, together with related floor space used primarily by the operators of such equipment, shall not in the aggregate occupy more than 1/4 of the gross floor area of the building in which the uses are located; and
											(3) That no machine shall be used that has more than five horsepower capacity.

1 2 3 4 5					Р	Р	NA	NA	<u>P</u> <u>under</u> <u>5,000</u> <u>sf</u>	<u>P</u>	(b) Light manufacturing which occupies not more than 1/2 the ground story of the building and involves or requires no machine that has more than five horsepower capacity, if conducted entirely within an enclosed building; provided, that no part of a building so occupied shall have any opening, other than fixed windows and exits required by law, within 20 feet of any R District.
6											(c) Light food-processing for delicatessen,
7							NA	NΙΛ	<u>P</u> under		catering or restaurant supply, if conducted entirely within an enclosed building; provided, that no part
8					Р	Р	ואר	INA	<u>5,000</u>	<u>P</u>	of a building so occupied shall have any opening, other than fixed windows or exits required by law,
9									<u>sf</u>		within 20 feet of any R District.
10									<u>P</u>		(d) Light manufacturing, not including any use
11							Р	Р	<u>under</u> <u>5,000</u>	<u>P</u>	first specifically listed below.
12									<u>sf</u> <u>P</u>		
13		Р	Р	Р	Р	Р	Р	Р	<u>under</u> 2,500	<u>P</u>	(e) Industrial or chemical research or testing laboratory, not involving any danger of explosions.
14									<u>sf</u>		(f) Experimental laboratory.
15					С	С	Р	Р		<u>P</u>	,,
16						_					(g) Battery manufacture, if conducted on premises not less than 200 feet from any R
17						Р	Р	Р		<u>C</u>	District.
18											(h) Any of the following uses, when conducted
19							Р	Р		<u>C</u>	within a completely enclosed building; provided that no part of the building so occupied shall have
20							'	•		<u>U</u>	any opening, other than fixed windows or exits required by law, within 50 feet of any R District:
21											(1) Automobile assembling.
22											(2) Bottling plant, brewery, dairy products plant,
23											malt manufacturing or processing or malt products plant;
24											(3) Ice manufacturing plant;
25											(5) 100 manarating plant,

		l	l	l					100
1									(4) Concrete mixing, concrete products manufacture;
2									(5) Electric foundry or foundry for nonferrous
3									metals;
4									(6) Metal working or blacksmith shop; excluding
5									presses of over 20 tons' capacity and machine- operated drop hammers.
6									(7) Enameling, lacquering, wholesale paint mixing
7									from previously prepared pigments and vehicles;
8									(8) Woodworking mill, manufacture of wood-fiber, sawdust or excelsior products not involving
9									chemical processing.
10									(i) Manufacture of cereals, distilled liquors, felt or shoddy, hair or hair products, pickles, sauerkraut,
11							Р	<u>C</u>	vinegar, yeast, soda or soda compounds,
12							'	<u> </u>	structural clay products, meat products, not including any use first specifically listed below.
13							P	<u>C</u>	(j) Flour mill.
14							-		(k) Sugar refinery.
15							Р	<u>C</u>	
16							Р	<u>C</u>	(I) Wool pulling or scouring.
17							С	<u>C</u>	(m) Blast furnace, rolling mill, smelter.
18									(n) Manufacture of corrosive acid or alkali,
19							С	<u>C</u>	cement, gypsum, lime, plaster of paris, explosive, fertilizer, glue or gelatine from fish or animal refuse.
20									
21							С	<u>C</u>	(o) Production or refining of petroleum products.
22						Р	Р	<u>C</u>	(p) Steam power plant.
23							Р	<u>C</u>	(q) Shipyard.
24					Р	Р	N/A	<u>C</u>	(r) Live storage, killing or dressing of poultry or rabbits for retail sale on the premises, if conducted
25					1	ı	1 11/71	<u> </u>	on premises not less than 200 feet from any R

1							District.
2					Р	<u>C</u>	(s) Live storage, killing or dressing of poultry or rabbits, if conducted on premises not less than 200 feet from any R District, without limitation as to nature of sale.
4					С		(t) Stockyard, livestock feed yard, abattoir.
5							(u) Rendering or reduction of fat, bones or other
6 7				С	С	<u>C</u>	animal material, where adequate provision is made for the control of odors through the use of surface condensers and direct-flame afterburners or
8							equivalent equipment.
9					С		(v) Incineration of garbage, refuse, dead animals or parts thereof.
10							(iii) The following upon when I and I am I and I
11					Р	<u>C</u>	(w) The following uses, when <i>located</i> not less than 500 feet from any R <u>or NC</u> District:
12							(1) Manufacture, refining, distillation or treatment
13							of any of the following: abrasives, acid (noncorrosive), alcohol, ammonia, asbestos,
14							asphalt, bleaching powder, candles (from tallow), celluloid, chlorine, coal, coke, creosote, dextrine,
15							disinfectant, dye, enamel, gas carbon or lampblack, gas (acetylene or other inflammable),
16 17							glucose, insecticide, lacquer, linoleum, matches, oilcloth, oil paint, paper (or pulp), perfume, plastics, poison, potash, printing ink, refuse mash or refuse
18							grain, rubber (including balata or gutta percha or crude or scrap rubber), shellac, shoe or stove
19							polish, soap, starch, tar, turpentine, varnish;
20							(2) Curing, smoking or drying fish, manufacture of fish oil;
21							(3) Tanning or curing of raw hides or skins;
22							(3) Tanining of curing of raw fildes of skins,
23							(4) Foundry, structural iron or pipe works,
24							boilermaking where riveting is involved, locomotive works, roundhouse or railroad shop.
25							

SEC. 227. OTHER USES.

TABLE INSET:

1

_	1 /\L		1110	, L I .	•							
3			0	R	G	S				<u>R-1</u>	PDR-2	
4	C-1	C-2	C-3-O	C-3-R	C-3-G	C-3-S	C-M	M-1	M-2	PDR-	\overline{PD}	
5												SEC. 227. OTHER USES.
6	P*	P*				Р	Р	Р	Р	<u>P</u>	<u>P</u>	(a) Greenhouse or plant nursery.
7	P*	P*					Р	Р	Р	<u>P under</u> 10,000	<u>P</u>	(b) Truck gardening, horticulture.
8												(c) Mortuary establishment, including retail establishments that predominantly
9		С			С	С	Р	Р	Р	<u>P</u>	<u>P</u>	sell or offer for sale caskets, tombstones, or other funerary goods.
10												(d) Dublic structure and a
11												(d) Public structure or use of a nonindustrial character, when in conformity with the General Plan. Such
12	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>C</u>	<u>C</u>	structure or use shall not include a storage yard, incinerator, machine shop,
13												garage or similar use.
14												(e) Utility installation, excluding Internet Services Exchange (see Section 227(t));
15	P*	P*	С	С	Р	Р	Р	Р	Р	<u>C</u>	<u>P</u>	public service facility, excluding service yard; provided that operating
16										_	_	requirements necessitate location within the district.
17												(f) Public transportation facility, whether
18												public or privately owned or operated, when in conformity with the General
19	C*	C*	С	С	С	С	С	С	С		<u>C</u>	Plan, and which does not require approval of the Board of Supervisors
20												under other provisions of law, and which includes:
21												(1) Off-street passenger terminal
22												facilities for mass transportation of a single or combined modes including but
23												not limited to aircraft, ferries, fixed-rail vehicles and buses when such facility is
24												not commonly defined as a boarding platform, bus stop, transit shelter or
25												similar ancillary feature of a transit

1												system; and
2												(2) Landing field for aircraft.
3 4	C*	C*	С	С	С	С	С	Р	Р		<u>P</u>	(g) Public transportation facility, when in conformity with the General Plan, other than as required in (f) of this Section or
5												as in Sections 223 and 226 of this Code.
6												(h) Commercial wireless transmitting, receiving or relay facility, including
7	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>C</u>	<u>P</u>	towers, antennae, and related equipment for the transmission, reception, or relay of radio, television, or other electronic
8												signals where:
9												(1) No portion of such facility exceeds a height of 25 feet above the roof line of
10												the building on the premises or above the ground if there is no building, or 25 feet
11												above the height limit applicable to the subject site under Article 2.5 of this
12												Code, whichever is the lesser height; and
13												(2) Such facility, if closer than 1,000 feet to any R District (except for those R
14												Districts entirely surrounded by a C-3, M or a combination of C-3 and M Districts), does not include a parabolic antenna
15												with a diameter in excess of three meters or a composite diameter or antennae in
16												excess of six meters. (See also Section 204.3.)
17												(i) Commercial wireless transmitting,
18	С	С	С	С	С	С	С	С	С	<u>C</u>	<u>C</u>	receiving or relay facility, as described in Subsection 227(h) above, where:
19												, ,
20												(1) Any portion of such facility exceeds a height of 25 feet above the roof line of
21												the building on the premises or above the ground if there is no building, or 25 feet
22												above the height limit applicable to the subject site under Article 2.5 of this
23												Code, whichever is the lesser height; or
24												(2) Such facility, if closer than 1,000 feet to any R District (except for those R
25												Districts entirely surrounded by a C-3, M

1												or combination of C-3 and M Districts), includes a parabolic antenna with a
2												diameter in excess of three meters or a composite diameter of antennae in
3												excess of six meters. (See also Section 204.3.)
4	P*	P*	Р	Р	Р	Р	Р	P	Р	ח	D	(j) Sale or lease sign, as defined and regulated by Article 6 of this Code.
5	_	Γ	_	_	Ρ	Р	Р	Ρ	Γ	<u>P</u>	<u>P</u>	
6		P*	Р	Р	Р	Р	Р	Р	Р			(k) General advertising sign, as defined and regulated by Article 6 of this Code.
7												(I) Access driveway to property in any C
8	P*	P*	Р	Р	Р	Р	Р	Р	Р	<u>P</u>	<u>P</u>	or M District.
9												(m) Planned Unit Development, as defined and regulated by Section 304
10	С	С					С	С	С	<u>C#</u>	<u>C#</u>	and other applicable provisions of this Code.
11												(n) Any use that is permitted as a
12									Р			principal use in any other C, or M, or PDR District without limitation as to enclosure
13												within a building, wall or fence.
14	SFI	= SF	СТ	ION	IS 2	05	THR	2OU	GH	205.2		(o) Temporary uses, as specified in and regulated by Sections 205 through
15	<u>-</u>	_ 0.				.00			011	200.2		205.2 of this Code.
16												(p) Subject to Section 233(a), live/work units, provided that one or more arts
17												activities as defined in Section 102.2 of this Code are the primary nonresidential
18	Р	Р	Р	Р	Р	Р	Р	Р	Р			use within the unit and that other nonresidential activities are limited to
19												those otherwise permitted in the district or otherwise conditional in the district and
20												specifically approved as a conditional use.
21												(q) Subject to Section 233(a), live/work
22	Р	Р	Р	Р	Р	Р	Р	Р	Р			units not included above but satisfying the conditions of Section 233(b) of this
23												Code.
24	Р	Р	Р	Р	Р	Р	Р	Р	Р	<u>P##</u>	<u>P##</u>	(r) Arts activities.
25		Р						Р	Р		<u>P</u>	(s) Waterborne commerce, navigation, fisheries and recreation, and industrial,

1 2 3												commercial and other operations directly related to the conduct of waterborne commerce, navigation, fisheries or recreation on property subject to public trust.	
4 5	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). [#Dwellings are not permitted as part of any Planned Unit Development in these districts.]	
6 7 8 9												[## For these districts, commercial production and post-production of video and digital films, including special effects production, is subject to the use size restrictions per Section 219 Offices.] [*See Section 212(a)]	
11 12 13 14 15	APPROVED AS TO FORM: DENNIS J. HERRERA, City Attorney By: Elaine C. Warren Deputy City Attorney												
16													
17													
18													
19													
20													
21													
22													

24