

1 [Planning Code - Reorganization of Chinatown Mixed Use Districts]

2
3 **Ordinance amending the Planning Code to revise the zoning control tables of the**
4 **Chinatown Mixed Use Districts to make them consistent with those in Articles 2 and 7,**
5 **to apply the use definitions in Section 102, to set an abandonment period for use size**
6 **maximums, and to allow General Entertainment and Nighttime Entertainment Uses with**
7 **conditional use authorization; affirming the Planning Department’s determination**
8 **under the California Environmental Quality Act; making findings of consistency with**
9 **the General Plan, and the eight priority policies of Planning Code, Section 101.1; and**
10 **adopting findings of public necessity, convenience, and welfare under Planning Code,**
11 **Section 302.**

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

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

20 Section 1. Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
24 Supervisors in File No. 190594 and is incorporated herein by reference. The Board affirms
25 this determination.

1 (b) On May 9, 2019, the Planning Commission, in Resolution No. 20449, adopted
2 findings that the actions contemplated in this ordinance are consistent, on balance, with the
3 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board
4 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
5 Board of Supervisors in File No. 190594, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
7 ordinance will serve the public necessity, convenience, and welfare for the reasons stated in
8 Planning Commission Resolution No. 20449.

9
10 Section 2. The Planning Code is hereby amended by revising Sections 102, 121.4,
11 134.1, 201, 249.25, 249.66, 263.12, 803, 803.2, 809, 810, 811, and 812, to read as follows:

12 **SEC. 102. DEFINITIONS.**

13 **Accessory Use.** A related minor Use that is either necessary to the operation or enjoyment of
14 a lawful Principal Use or Conditional Use, or appropriate, incidental, and subordinate to any
15 such use, and is located on the same lot. Accessory Uses are regulated by Sections 204
16 through 204.5 and Sections 703(d), ~~803.2(b)(1)(C)~~, 803.2(d), 803.3(b)(1)(C), and 825(c)(1)(C)
17 of this Code.

18 * * * *

19 **Conditional (or Conditionally Permitted) Use.** Conditional Use allows the Planning
20 Commission to consider uses or projects that may be necessary or desirable in a particular
21 neighborhood, but which are not allowed as a matter of right within a particular zoning district.
22 Whether a use is conditional in a given district is indicated in this Code. Sections of this Code
23 that govern Conditional Uses include, but are not limited to Sections 178, 179, 303, and
24 303.1.

25 * * * *

1 **SEC. 121.4. NON-RESIDENTIAL USE SIZE LIMITS IN MIXED USE DISTRICTS.**

2 In order to protect and maintain small scale use within an historically significant area
 3 and to conserve neighborhood-serving uses in Chinatown, ~~e~~Commercial ~~#~~Uses which exceed
 4 the use size limits up to the maximum limits stated in the table below shall be permitted only
 5 as ~~e~~Conditional ~~#~~Uses subject to the provisions set forth in Section 303 of this Code. The use
 6 area shall be measured as the ~~g~~Gross ~~f~~Floor ~~a~~Area for each individual commercial use.
 7 Individual ~~e~~Commercial ~~#~~Uses above the use size maximum ~~below limit~~ shall not be permitted,
 8 and any space that exceeds the use size maximum below shall be deemed abandoned with any change
 9 of use or if no business has been operational for a period of three years or more.

District	Use Size Maximum	Use Size Limit
Chinatown Visitor	5,000 sq. ft.	2,500 sq. ft.
Chinatown Residential Neighborhood Commercial	4,000 sq. ft.	2,500 sq. ft.
Chinatown Community Business	None <u>No Maximum</u>	5,000 sq. ft.

15
 16 In the Chinatown Visitor Retail District, the ~~Use~~ ~~Size~~ limit shall not apply to a
 17 Restaurant.

18 **SEC. 134.1. SITE COVERAGE IN CHINATOWN MIXED USE DISTRICTS ~~—CHINATOWN.~~**

19 In the Chinatown Community Business District, Chinatown Visitor Retail District and the
 20 Chinatown Residential Neighborhood Commercial District at the lowest level occupied for
 21 dwelling, the site coverage shall be no more than 75% percent. The noncovered area
 22 requirement may be provided in a location other than the rear yard including balconies and
 23 rooftop terraces if the new structure does not significantly impede the access of light and air to
 24 adjacent properties, as determined by the Zoning Administrator.

1 Factors to be considered in such determination shall include, but shall not be limited to:
 2 preservation of light and air to existing windows and openings in the vicinity; usability of the
 3 noncovered space for residential open space purposes; and sun access to the noncovered
 4 space and adjacent sidewalks.

5 **SEC. 201. CLASSES OF USE DISTRICTS.**

6 In order to carry out the purposes and provisions of this Code, the City is hereby
 7 divided into the following classes of use districts:

8 * * * *

Chinatown Mixed Use Districts (Also see Sec. 802.3)	
CCB	Chinatown Community Business District (Defined in Sec. 810. 1)
CR/NC	Chinatown Residential/Neighborhood Commercial District (Defined in Sec. 812. 1)
CVR	Chinatown Visitor Retail District (Defined in Sec. 811. 1)

12 * * * *

14 **SEC. 249.25. JACKSON SQUARE SPECIAL USE DISTRICT.**

15 * * * *

16 (b) **Controls.**

17 (1) **General.** The provisions of the C-2 use district as established in Section
 18 210.2 and applicable provisions of the Washington-Broadway Special Use Districts (Section
 19 239), and the Chinatown Community Business District (Section 810.~~1~~), shall prevail except as
 20 provided in paragraphs (2) and (3) below.

21 * * * *

22 **SEC. 249.66. CHINATOWN TRANSIT STATION SPECIAL USE DISTRICT.**

23 (a) **Purpose.** In order to facilitate the construction of the Central Subway, the
 24 extension of the Third Street Light Rail Line from the Caltrain Terminal at 4th Street and King
 25 Street to an underground station in Chinatown, there shall be a Chinatown Transit Station

1 Special Use District consisting of Lot 1, of Assessor's Block 0211, as designated on Sectional
2 Map SU01 of the Zoning Map of the City and County of San Francisco.

3 (b) **Special Controls.** The following controls apply to projects within the special use
4 district and to any subsequent alterations or changes in use in a building approved under this
5 Section.

6 (~~h~~) All otherwise applicable provisions of the Planning Code shall apply to this Special
7 Use District with the exception of Sections 312, and 317 ~~and 812.39(b)~~.

8 **SEC. 263.12. SPECIAL HEIGHT EXCEPTIONS: PORTION OF CHINATOWN**
9 **RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

10 (a) **General.** In the 65N-85N Height and Bulk District, as designated on Sectional
11 Map No. 1H of the Zoning Map, located within the boundaries of the Chinatown Residential
12 Neighborhood Commercial District, height exceptions may be approved above the 65-foot
13 base height to a maximum of 85 feet, in accordance with the conditional use procedures and
14 criteria provided in Section 303 of this Code and with the criteria and conditions set forth in
15 ~~§~~subsubsection (c) below.

16 (1) When the developer of housing (a ~~d~~Dwelling ~~u~~Unit or ~~g~~Group ~~h~~Housing)
17 agrees to construct ~~25%~~ percent of the total units of a housing or mixed use development for
18 persons and families of ~~moderate~~ middle income as defined in Section ~~401 313.1(12)~~ and such
19 units shall remain affordable to such households for 30 years.

20 (2) When the developer of housing agrees to construct ~~10%~~ percent of the
21 total units of a housing or mixed use development for persons or families of low income as
22 defined in Section ~~401 313.1(13)~~ and such units shall remain affordable to such households for
23 30 years.

24 (3) When floor area at least equal to that permitted above the 65-foot base
25 height will be occupied by medical or social services primarily directed to low-income persons

1 or families and provision of space for such services is included in an approved Institutional
2 Master Plan pursuant to Section 304.5 of this Code.

3 (b) **Findings and Purposes.** In this district, heights higher than 65 feet would
4 encourage the construction of additional low-rent dwellings to serve housing and other needs
5 in the City, or provision of services to low-income households provided that the structure does
6 not adversely affect a building identified as having individual architectural and historical
7 significance and is designed to reduce shadows on public sidewalks and parks, to reduce
8 adverse wind impacts to adjacent uses, to provide an appropriate height transition to adjacent
9 higher or lower buildings, and to otherwise satisfy ~~S~~subsection (c) below and the conditional
10 use criteria of this Code, and would benefit the public.

11 (c) **Conditions.**

12 (1) The ~~City~~ Planning Commission shall impose conditions on the approval of
13 additional height pursuant to this subsection (c) to mitigate the impact that such height may
14 have on adjacent uses and property and to assure the enforceability and enforcement of
15 housing affordability and use provisions, which shall include, but need not be limited to, a
16 requirement that each housing unit of an approved structure remain affordable to households
17 of low or middle moderate-income for a period of not less than 30 years from the date of the
18 first recording of a deed of trust provided that such unit is in conformity with ~~S~~subsection (c)(2)
19 below and Section 413 313(i).

20 (2) The permit applicant shall designate housing units, which may be above
21 or below the 65-foot base height limit, which shall be affordable to those households specified
22 in ~~S~~subsection (a). Prior to the issuance by the ~~Superintendent~~ Director of the ~~Bureau~~ Department
23 of Building Inspection (~~Superintendent~~) of a site or building permit to construct any designated
24 unit subject to this Section 263.12, the permit applicant shall notify the Director of Planning and
25

1 the Director of Property in writing whether the unit will be an owned or rental unit as defined in
2 Section ~~313.1~~ 401 of this Code.

3 (3) Within 60 days after the issuance by the Director of the Department of
4 Building Inspection Superintendent of a site or building permit for construction of any unit
5 intended to be an owned unit, the Director of Planning shall notify the City Engineer in writing
6 identifying the intended owned unit, and the Director of Property shall appraise the fair market
7 value of such unit as of the date of the appraisal, applying accepted valuation methods, and
8 deliver a written appraisal of the unit to the Director of Planning and the permit applicant. The
9 permit applicant shall supply all information to the Director of Property necessary to appraise
10 the unit, including all plans and specifications.

11 (4) Each designated unit shall be subject to the provisions of Section~~s~~ 413
12 ~~313(i) and (j)~~ of this Code. For purposes of this subsection (c) and the application of Section~~s~~
13 413 ~~313(i) and (j)~~ of this Code to designated units constructed pursuant to this subsection (c),
14 the definitions set forth in Section~~s~~ 401 and 413 ~~313(a)(2), (3), (4), (5), (6), (8), (9), (11), (12), (13),~~
15 ~~(14), (16), (20), (21), (22), (24), (25) and (26)~~ shall apply.

16 **SEC. 803. MIXED USE DISTRICT REQUIREMENTS.**

17 The Mixed Use District zoning control categories are listed in Sections 803.2, 803.3
18 and ~~825.1~~ of this Code. Related building standards and permitted uses are generally stated,
19 summarized or cross-referenced in those Sections or in the zoning control tables for each Mixed
20 Use district Sections 810.1 through 819 and 827 through 843 of this Code, for each of the district
21 classes listed in Section 802.1, or referenced in Section 899 of this Code.

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

23 ~~A Use is the specific purpose for which a property or building is used, occupied, maintained, or~~
24 ~~leased. Whether or not a Use is permitted in a specific Chinatown Mixed Use District is set forth,~~
25 ~~summarized, or cross-referenced in Sections 810.1 through 812.96 of this Code for each district class.~~

(a) **Use Categories.** *The uses, functions, or activities, that are permitted in each Chinatown Mixed Use District class include those listed in Table 803.2 below by zoning control category and numbered and cross-referenced to the Code Section containing the definition: Zoning Control Tables. Each Chinatown Mixed Use District has a corresponding Zoning Control Table that details the basic development standards and Use controls for the respective district. Zoning control tables are explained in Section 202.1 of this Code. Permitted Uses, Conditionally Permitted Uses, and Uses that are not permitted in the zoning districts described in this Section 803.2 are detailed in the corresponding zoning control tables.*

TABLE 803.2 USE CATEGORIES PERMITTED IN THE CHINATOWN MIXED USE DISTRICTS

<i>No.</i>	<i>Zoning Control Categories for Uses</i>	<i>Section Number of Use Definition</i>
803.2.24	<i>Outdoor Activity Area</i>	§ 890.71
803.2.25	<i>Drive-Up Facility</i>	§ 890.30
803.2.26	<i>Walk-Up Facility</i>	§ 890.140
803.2.27	<i>Hours of Operation</i>	§ 890.48
803.2.38a	<i>Residential Conversion, Residential Hotels</i>	Chapter 41, Admin. Code
803.2.38b	<i>Residential Demolition, Residential Hotels</i>	Chapter 41, Admin. Code
803.2.39a	<i>Residential Conversion</i>	§ 317
803.2.39b	<i>Residential Demolition</i>	§ 317
803.2.40a	<i>Other Retail Sales and Services</i>	§ 890.102
803.2.40b	<i>Gift Store – Tourist Oriented</i>	§ 890.39
803.2.40c	<i>Jewelry</i>	§ 890.51
803.2.41	<i>Bar</i>	§ 790.22
803.2.43	<i>Limited Restaurant</i>	§ 790.90
803.2.44	<i>Restaurant</i>	§ 790.91
803.2.46	<i>Movie Theater</i>	§ 890.64
803.2.47	<i>Adult Entertainment</i>	§ 890.36

1	803.2.48	<i>Other Entertainment</i>	§ 890.37
2	803.2.49	<i>Financial Service</i>	§ 890.110
3	803.2.50	<i>Limited Financial Service</i>	§ 890.112
4	803.2.51	<i>Medical Service</i>	§ 890.114
5	803.2.52	<i>Personal Service</i>	§ 890.116
6	803.2.53	<i>Professional Service</i>	§ 890.108
7	803.2.54	<i>Massage Establishment</i>	§ 890.60
8	803.2.55	<i>Tourist Hotel</i>	§ 890.46
9	803.2.56	<i>Automobile Parking Lot, Community Commercial</i>	§ 890.9
10	803.2.57	<i>Automobile Parking Garage, Community Commercial</i>	§ 890.10
11	803.2.58	<i>Automobile Parking Lot, Public</i>	§ 890.11
12	803.2.59	<i>Automobile Parking Garage, Public</i>	§ 890.12
13	803.2.60	<i>Automotive Gas Station</i>	§ 890.14
14	803.2.61	<i>Automotive Service Station</i>	§ 890.18
15	803.2.62	<i>Automotive Repair</i>	§ 890.15
16	803.2.63	<i>Automotive Wash</i>	§ 890.20
17	803.2.64	<i>Automobile Sale or Rental</i>	§ 890.13
18	803.2.65	<i>Animal Hospital</i>	§ 890.6
19	803.2.66	<i>Ambulance Service</i>	§ 890.2
20	803.2.67	<i>Mortuary</i>	§ 890.62
21	803.2.68	<i>Trade Shop</i>	§ 890.124
22	803.2.70	<i>Administrative Service</i>	§ 890.106
23	803.2.71	<i>Light Manufacturing, Wholesale Sales or Storage</i>	§ 890.54
24	803.2.72	<i>Fringe Financial Service</i>	§ 890.113
25	803.2.73	<i>Business Services</i>	§ 890.111
	803.2.74A	<i>Neighborhood Agriculture</i>	§ 102.35(a)
	803.2.74B	<i>Large-Scale Urban Agriculture</i>	§ 102.35(b)
	803.2.80	<i>Hospital or Medical Center</i>	§ 890.44
	803.2.81	<i>Other Institutions</i>	§ 890.50
	803.2.82	<i>Public Use</i>	§ 890.80
	803.2.90	<i>Residential Use</i>	§ 890.88
	803.2.95	<i>Automobile Parking Lot, Community Residential</i>	§ 890.7
	803.2.96	<i>Automobile Parking Garage, Community Residential</i>	§ 890.8

803.2.97	Tobacco Paraphernalia Establishments	§ 890.123
803.2.99	Wireless Telecommunications Services Facility	§ 102

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

(1) ~~Permitted Uses in Enclosed Buildings.~~ All ~~Permitted and Conditionally Permitted~~ ~~Uses~~ in Chinatown Mixed Use Districts shall be conducted within an enclosed building, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: accessory off-street parking and loading; uses which, when located outside of a building, qualify as an ~~Outdoor Activity Area, as defined in Section 890.71 of this Code;~~ Neighborhood Agriculture, ~~as defined in Section 102 of this Code;~~ Wireless Telecommunications Services Facility, ~~as defined in Section 102 of this Code;~~ and uses which by their nature are to be conducted in an open lot or outside a building, ~~as described in Sections 890 through 890.140 of this Code.~~

(c) ~~Multiple Uses in One Structure.~~ If there are two or more uses in a structure and none is classified under Section 803.2(d b)(1)(C) of this Code as ~~an Accessory Use~~, then each of these uses will be considered separately as an independent permitted, conditional, temporary, or not permitted use.

(A) ~~Principal Uses.~~ ~~Principal uses are permitted as of right in a Chinatown Mixed Use District, when so indicated in Sections 810.1 through 812.96 of this Code for each district class.~~

(B) ~~Conditional Uses.~~ ~~Conditional uses are permitted in a Chinatown Mixed Use District when authorized by the Planning Commission; whether a use is conditional in a given district is indicated in Sections 810 through 812. Conditional uses are subject to the provisions set forth in Section 303 of this Code. In the case of formula retail uses, the provisions of Planning Code Section 303.1 shall apply.~~

1 (i) — ~~An establishment which sells beer and wine with motor vehicle fuel is a~~
2 ~~conditional use, and shall be governed by Section 229.~~

3 (ii) — ~~Any use or feature which lawfully existed and was permitted as a~~
4 ~~principal or conditional use on the effective date of these controls which is not otherwise~~
5 ~~nonconforming or noncomplying as defined in Section 180 of this Code, and which use or feature is not~~
6 ~~permitted under this Article is deemed to be a permitted conditional use subject to the provisions of this~~
7 ~~Code.~~

8 (iii) — ~~Notwithstanding any other provision of this Article, a change in use or~~
9 ~~demolition of a movie theater use, as set forth in Section 890.64, shall require conditional use~~
10 ~~authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise~~
11 ~~prohibited.~~

12 (iv) — ~~Notwithstanding any other provision of this Article, a change in use or~~
13 ~~demolition of a general grocery store use, as set forth in Section 890.102(a) and as further defined in~~
14 ~~Section 790.102(a), which use exceeds 5,000 gross square feet shall require conditional use~~
15 ~~authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise~~
16 ~~prohibited.~~

17 (v) — ~~Installing a garage in an existing residential building of four or more~~
18 ~~units requires a mandatory discretionary review hearing by the Planning Commission; Section 311~~
19 ~~notice is required for a building of less than four units. In approving installation of the garage, the~~
20 ~~Planning Commission shall find that:~~

21 a. — ~~the proposed garage opening/addition of off-street parking will~~
22 ~~not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of~~
23 ~~this Code;~~

1 No use in a Chinatown Mixed Use District will be considered accessory to a Principal
2 Use which involves or requires any of the following:

3 (1 i) The use of more than one-third of the total floor area occupied by both
4 the Accessory Use and the Principal Use to which it is accessory, combined, except in the
5 case of accessory off-street parking;

6 (2 ii) Any Bar or Restaurant, or any other retail establishment which serves
7 liquor for consumption on-site;

8 (3 iii) Any take-out food use, except for a take-out food use which occupies 100
9 square feet or less (including the area devoted to food preparation and service and excluding
10 storage and waiting areas) in a retail grocery or specialty food store;

11 (4 iv) The wholesaling, manufacturing or processing of foods, goods, or
12 commodities on the premises of an establishment which does not also provide for primarily
13 retail sale of such foods, goods or commodities at the same location where such wholesaling,
14 manufacturing or processing takes place; however, Catering Uses that satisfy the limitations
15 set forth in Section 703(d)(3)(B) shall be permitted as an Accessory Use to Limited
16 Restaurants.;

17 (5 v) Medical Cannabis Dispensaries *as defined in Section 890.133.*

18 (6 vi) Any ~~other General e~~Entertainment use, *as defined in Section 890.37*, except
19 for one that involves a Limited Live Performance Permit as set forth in Police Code Section
20 1060 et seq.

21 (7 vii) Cannabis Retail *as defined in Section 890.125 of this Code.*

22 No part of this subsection (d e) shall prohibit take-out food activity which operates in
23 conjunction with a Restaurant or Limited fast food rRestaurant, ~~which A fast food restaurant, by~~
24 ~~definition,~~ includes take-out food as an accessory and necessary part of its operation.
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1 (~~e~~ ~~D~~) **Temporary Uses.** Uses not otherwise permitted are permitted in Chinatown
2 Mixed Use Districts to the extent authorized by Sections 205, 205.1, or 205.2 of this Code,
3 except that Temporary Cannabis Retail Uses shall not be permitted in Chinatown Mixed Use
4 Districts.

5 (~~f~~ ~~Z~~) **Not Permitted Uses.**

6 (~~1~~ ~~A~~) Uses which are not listed in this Article ~~g~~ are not permitted in a Chinatown
7 Mixed Use District unless determined by the Zoning Administrator to be ~~p~~Permitted ~~#~~Uses in
8 accordance with Section 307(a) of this Code.

9 (~~2~~ ~~B~~) No use, even though listed as a ~~p~~Permitted ~~#~~Use or otherwise allowed,
10 shall be permitted in a Chinatown Mixed Use District which, by reason of its nature or manner
11 of operation, creates conditions that are hazardous, noxious, or offensive through the
12 emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried
13 waste, or excessive noise.

14 (~~3~~ ~~C~~) The establishment of a use that sells alcoholic beverages, other than
15 beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by
16 Section ~~202(b)(1)~~ ~~229~~.

17 (~~4~~ ~~D~~) No off-street parking garage installations or new curb cuts are permitted
18 on the alleyways in the Chinatown Mixed-Use Districts.

19 (~~g~~) **Other Chinatown Mixed Use District Provisions.**

20 (~~1~~) **Garages in Existing Residential Buildings.** *Installing a garage in an existing*
21 *residential building of four or more units requires a mandatory discretionary review hearing by the*
22 *Planning Commission; Section 311 notice is required for a building of less than four units. In*
23 *approving installation of the garage, the Planning Commission shall find that:*

1 (a) the proposed garage opening/addition of off-street parking will not cause
2 the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this
3 Code;

4 (b) the proposed garage opening/addition of off-street parking will not
5 substantially decrease the livability of a Dwelling Unit without increasing the floor area in a
6 commensurate amount;

7 (c) the building has not had two or more "no-fault" evictions, as defined in Section
8 37.9(a)(7) through (9) and (11) through (13) of the San Francisco Administrative Code, with each
9 eviction associated with a separate unit(s) within the past 10 years, and

10 (d) the proposed garage/addition of off-street parking installation is consistent with
11 the Priority Policies of Section 101.1 of this Code.

12 Prior to the Planning Commission hearing, or prior to issuance of notification under Section
13 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor
14 attesting to (a), (b), and (c) above, which the Department shall independently verify. The Department
15 shall also have made a determination that the project complies with (d) above.

16 **SEC. 809. GUIDE TO UNDERSTANDING THE DOWNTOWN RESIDENTIAL AND**
17 **EASTERN NEIGHBORHOODS MIXED USE DISTRICT ZONING CONTROLS.**

18 The Downtown Residential and Eastern Neighborhoods Mixed Use District controls are set
19 forth in the Zoning Control Tables in Sections ~~813 and 814~~ ~~810 through 818~~, and in Sections
20 825, 827 through ~~848~~ ~~843~~ or referenced in Section 899 of this Code.

21 * * * *

22 The following symbols are used in this table:

23 P - Permitted as a pPrincipal #Use.

24 C - Permitted as a eConditional #Use, subject to the provisions set forth in this Code.

~~A blank space on the tables in Sections 810 through 812 indicates that the use or feature is not permitted within the Chinatown Mixed Use Districts. Unless a use or feature is permitted or required in the Chinatown Mixed Use Districts as set forth in the Zoning Control Tables or in those sections referenced in Section 899 of this Code, such use or feature is prohibited, unless determined by the Zoning Administrator to be a permitted use.~~

NP - Not Permitted.

- See specific provisions listed by section and zoning category number at the end of the table.

1st - 1st story and below, where applicable.

2nd - 2nd story, where applicable.

3rd+ - 3rd story and above, where applicable.

SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.

* * * *

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

<i>Chinatown Community Business District</i>		
<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
<i>Massing and Setbacks</i>		
<u>Height and Bulk Limits.</u>	<u>§§ 102.12, 105, 106, 250 - 252, § 254, 260, 263.4, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X, 50-N, 65-N, 65-A, 65-85-A. P up to 35 feet; C above 35 feet. See Height and Bulk Map for more information.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>Not Permitted</u>

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<u>Rear Yard</u>	<u>§§ 130, 134, 134.1, 136</u>	<u>No more than 75% of lot coverage at the lowest level occupied by a dwelling. Location of open space may be modified per § 134.1.</u>
<u>Sun Access Setbacks</u>	<u>§ 132.3</u>	<u>15 ft. at specified heights</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required</u>
<u>Maximum Street Frontage [per building]</u>	<u>§ 145.3</u>	<u>P up to 50 feet; C required for more than 50 feet</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§155(r)</u>	<u>All alleyways in the Chinatown Mixed Use Districts; Broadway from the Embarcadero on the east to Polk Street on the west; and Columbus Avenue between Washington and North Point Streets</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§121.3</u>	<u>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above (1)</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy, or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 602 - 604, 607.2, 608.1, 608.2</u>	<u>As permitted by § 607.2</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7, 604, 608, 609, 610, 611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>
<u>RESIDENTIAL STANDARDS AND USES</u>		
<u>Development Standards</u>		
<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>48 sq. ft.</u>

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<u>Off-Street Parking, Residential</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	<u>P up to one car for each two Dwelling Units; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(e); NP above 0.75 cars for each Dwelling Unit § 303(u). (2)</u>		
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not Applicable</u>		
<u>Use Characteristics</u>				
<u>Single Room Occupancy</u>	<u>§102</u>	<u>P</u>		
<u>Student Housing</u>	<u>§102</u>	<u>P</u>		
<u>Residential Uses</u>		<u>Controls by Story</u>		
-	-	<u>1st</u>	<u>2nd</u>	<u>3rd</u>
<u>Residential Uses</u>	<u>§§ 135, 136</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Accessory Dwelling Unit Density</u>	<u>102, 207(c)(4)</u>	<u>Accessory Dwelling Units are permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.</u>		
<u>Dwelling Unit Density</u>	<u>§ 207</u>	<u>Up to 1 unit per 200 sq. ft. lot area.</u>		
<u>Group Housing Density</u>	<u>§§ 208, 890.88(b)</u>	<u>1 bedroom per 140 sq. ft. lot area</u>		
<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
-	-	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>

1	<u>Residential Conversion, Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Residential Hotel Conversion, Demolition or Merger</u>	<u>Ch. 41 Admin. Code</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>NON-RESIDENTIAL STANDARDS</u>				
	<u>Development Standards</u>				
4	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.8 to 1</u>		
5	<u>Use Size</u>	<u>§ 121.4</u>	<u>P up to 5,000 sq. ft.;</u> <u>C 5,000 sq. ft. & above (1)</u>		
6	<u>Open Space</u>	<u>§ 135.1</u>	<u>1 sq. ft. for every 50 sq. ft. of building over</u> <u>10,000 sq. ft.</u>		
7	<u>Off-Street Parking, Non-Residential</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	<u>No car parking required. Limits set forth in</u> <u>Section 151.1. Bike parking required per</u> <u>Section 155.2. Car share spaces required when</u> <u>a project has 25 or more parking spaces per §</u> <u>166.</u>		
8	<u>Off-Street Freight Loading, Non-Residential</u>	<u>§§ 150, 152, 153 - 155, 161(b), 204.5</u>	<u>None required if gross floor area is less than</u> <u>10,000 sq. ft.</u>		
9					
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15	<u>Commercial Use Characteristics</u>				
16	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
17	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C(3)</u>		
18	<u>Hours of Operation</u>	<u>§ 102</u>	<u>No Limit</u>		
19	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
20	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>		
21	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P in front, C elsewhere</u>		
22	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P if recessed 3 ft., C otherwise</u>		
23	<u>NON-RESIDENTIAL USES</u>	-	<u>Controls by Story</u>		
24	-	-	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
25	<u>Agricultural Use Category</u>	-	-	-	-
	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Automotive Use Category</u>	-	-	-	-

1	<u>Automotive Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Parking Lot, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Parking Lot, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	<u>Entertainment, Arts and Recreation Use Category</u>	-	-	-	-
5	<u>Entertainment and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Entertainment, General</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Movie Theater</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Industrial Use Category</u>	-	-	-	-
9	<u>Industrial Uses*</u>	<u>§§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Institutional Use Category</u>	-	-	-	-
11	<u>Institutional Uses*</u>	-	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Medical Cannabis Dispensary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Philanthropic Admin. Services</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Sales and Service Use Category</u>	-	-	-	-
15	<u>Retail Sales and Service Uses*</u>	-	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Bar</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Restaurant</u>	<u>§ 102</u>	<u>C(1)(3)</u>	<u>C(1)(3)</u>	<u>C(1)(3)</u>
	<u>Services, Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Tobacco Paraphernalia Store</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Utility and Infrastructure Use Category</u>				
		-	-	-	-
4	<u>Utility and Infrastructure*</u>	-	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

7 *Not listed below

8 (1) C for Use Size is not required for Restaurants larger than 5000 sq. ft., but C to establish the Use is required as indicated.

9 (2) Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units.

10 In approving installation of the garage, the Commission shall find that:

11 (a) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of Residential Unit," as those terms are defined in Section 317 of this Code;

12 (b) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a Dwelling Unit without increasing the floor area in a commensurate amount;

13 (c) the building has not had two or more "no-fault" evictions, as defined in Section 37.9(a)(7) through (9) and (11) through (13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past 10 years, and

14 (d) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.

15 Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (a), (b), and (c) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (d) above.

16 (3) Formula Retail Restaurants are NP in all Chinatown MUDs.

No.	Zoning Category	§ References	Chinatown Community Business Controls
BUILDING STANDARDS			
10	Height and Bulk	§§ 102.12, 105, 106, 250 252, 260, 263.4, 270, 271	P up to 35 feet # C to 65 ft. C to 50 ft. (along Commercial Street) See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270

1	11	<i>Lot Size [Per Development]</i>	§§ 121, 890.56	<i>P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3</i>
2				
3	12	<i>Rear Yard/Site Coverage</i>	§§ 130, 134, 136	<i>Location may be modified/ 75% coverage § 134.1</i>
4				
5	13	<i>Sun Access Setbacks</i>		<i>15 ft. at specified heights § 132.3</i>
6	14	<i>Maximum Street Frontage [Per Building]</i>		<i>P to 50 feet C more than 50 feet § 145.3</i>
7				
8	15	<i>Awning</i>	§ 136.2(a)	<i>P</i>
9	16	<i>Canopy</i>	§ 136.2(b)	<i>P</i>
10	17	<i>Marquee</i>	§ 136.2(c)	<i>P</i>
11	COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES			
12	19	<i>Floor Area Ratio</i>	§§ 102.9, 102.11, 123	<i>2.8 to 1 § 124(a) (b)</i>
13	20	<i>Use Size [Nonresidential]</i>	§ 890.130	<i>P up to 5,000 sq. ft. C 5,000 sq. ft. & above, except for Restaurants § 121.4</i>
14	21	<i>Open Space</i>		<i>1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1</i>
15	22	<i>Off-Street Parking, Commercial and Institutional</i>	§§ 150, 151.1, 153 – 156, 166, 204.5, 303	<i>None required 1-1</i>
16	23	<i>Off-Street Freight Loading</i>	§§ 150, 153 – 155, 204.5	<i>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b). Exception permitted per § 155.</i>
17	24	<i>Outdoor Activity Area</i>	§ 890.71	<i>P in front C elsewhere</i>
18	25	<i>Drive Up Facility</i>	§ 890.30	
19	26	<i>Walk Up Facility</i>	§ 890.140	<i>P if recessed 3 ft. C otherwise</i>
20	27	<i>Hours of Operation</i>	§ 890.48	<i>No limit</i>
21	30	<i>General Advertising Sign</i>	§ 607.2	<i>NP</i>

1	31	<i>Business Sign</i>	§§ 602—604, 608.1, 608.2	P § 607.2(f)
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No.	Zoning Category	§ References	Chinatown Community Business Controls by Story		
			1st	2nd	3rd+
Retail Sales and Services					
40a	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 890.102	P	P	P
40b	<i>Gift Store—Tourist Oriented</i>	§ 890.39	P	P	P
40c	<i>Jewelry</i>	§ 890.51	P	P	P
41	<i>Bar</i>	§ 790.22	C	C	C
43	<i>Limited Restaurant</i>	§ 790.90	P	P	P
44	<i>Restaurant</i>	§ 790.91	C	C	C
46	<i>Movie Theater</i>	§ 890.64	P	P	
47a	<i>Adult Entertainment</i>	§ 890.36			
47b	<i>Other Entertainment</i>	§ 890.37	P	P	P
48	<i>Amusement Game Arcade</i>	§ 890.4 § 1036 Police Code			
49	<i>Financial Service</i>	§ 890.110	P		
50	<i>Limited Financial Service</i>	§ 890.112	P		
51	<i>Medical Service</i>	§ 890.114	P	P	P
52	<i>Personal Service</i>	§ 890.116	P	P	P
53	<i>Professional Service</i>	§ 890.108	P	P	P
54	<i>Massage Establishment</i>	§ 890.60 Art. 29 Health Code	C#	C#	C#
55	<i>Tourist Hotel</i>	§ 890.46	C	C	C
56	<i>Automobile Parking Lot, Community Commercial</i>	§§ 156, 160, 890.9	C	C	C

1	.57	Automobile Parking Garage, Community Commercial	§ 160, 890.10	€	€	€
2						
3	.58	Automobile Parking Lot, Public	§ 156, 890.11	€	€	€
4						
5	.59	Automobile Parking Garage, Public	§ 890.12	€	€	€
6	.60	Automotive Gas Station	§ 890.14			
7	.61	Automotive Service Station	§ 890.18			
8	.62	Automotive Repair	§ 890.15			
9	.63	Automotive Wash	§ 890.20			
10	.64	Automotive Sale or Rental	§ 890.13			
11	.65	Animal Hospital	§ 890.6			
12	.66	Ambulance Service	§ 890.2			
13	.67	Mortuary	§ 890.62	€	€	
14	.68	Trade Shop	§ 890.124	P	€	
15	.70	Administrative Service	§ 890.106			
16	.71	Light Manufacturing or Wholesale Sales	§ 890.54			
17	.72	Fringe Financial Service	§ 890.113	P #		
18	.73	Tobacco Paraphernalia Establishments	§ 890.123	€		
19						
20	.74A	Neighborhood Agriculture	§ 102.35(a)	P	P	P
21	.74B	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
22						
23	<i>Institutions</i>					
24	.80	Hospital or Medical Center	§ 890.44			
25						

1	.81	Other Institutions	Not counted as Commercial Fl. area § 890.50	P	P	P
2	.82	Public Use	§ 890.80	C	C	C
3	RESIDENTIAL STANDARDS AND USES					
4	.90	Residential Use	§ 890.88	P	P	P
5	.91	Dwelling Unit Density	§§ 207, 207.1, 890.88(a)	Generally, up to 1 unit per 200 sq. ft. lot area # § 207(c)		
6	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
7	.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
8	.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		
9	.94	Off Street Parking, Residential	§§ 150, 151.1, 153 156, 166, 167, 204.5, 303	P up to one car for each two Dwelling Units but subject to § 155; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Section 303151.1(e), NP above 0.75 cars for each Dwelling Unit § 303(u) # mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.		
10	.95	Automobile Parking Lot, Community Residential	§ 156, 160, 890.7	C	C	C
11	.96	Automobile Parking Garage, Community Residential	§ 160, 890.8		C	C
12	.97	Residential Conversion or Demolition, Residential Hotels	Ch. 41 Admin. Code			
13	.98	Removal of Residential or Unauthorized Units through Conversion, Demolition, or Merger	§ 317	C		
14	OTHER USES					
15						
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1	99	Wireless Telecommunications Services Facility	§ 102	P	P	P
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SPECIFIC PROVISIONS FOR CHINATOWN COMMUNITY BUSINESS DISTRICT

Section	Zoning Controls
§ 810.10 § 270	50 N Height and Bulk District and 65 N Height and Bulk District as mapped on Sectional Map 1H
§ 810.54 § 890.60 Art. 29 Health Code	MASSAGE ESTABLISHMENT Controls. Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 303(n). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the criteria described in Section 890.60(b).
§ 810.72 § 249.35	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
§ 810 § 810.91 § 207(c)(4)	ACCESSORY DWELLING UNITS Boundaries: Within the boundaries of the Chinatown Community Business District. Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.
§ 810.94 § 303 § 803.2	Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that: — (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; — (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; — (3) the building has not had two or more "no-fault" evictions, as defined in Section 37.9(a)(7)–(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, and — (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code. Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the

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		<i>Department shall independently verify. The Department shall also have made a determination that the project complies with (4) above.</i>
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3 **SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.**

4 The Chinatown Visitor Retail Neighborhood Commercial District extends along Grant
5 Avenue between California and Jackson Streets. This district contains a concentration of
6 shopping bazaars, art goods stores and restaurants which attract visitors and shoppers and
7 contribute to the City's visual and economic diversity. Grant Avenue provides an important link
8 between Downtown retail shopping and the Broadway, North Beach and Fisherman's Wharf
9 areas.

10 This district is intended to preserve the street's present character and scale and to
11 accommodate uses primarily appealing to visitors (e.g. tourist gifts shops, jewelry stores, art
12 goods, large restaurants). In order to promote continuous retail frontage, entertainment,
13 financial services, medical service, automotive, and drive-up uses are restricted. Most
14 commercial uses, except financial services are permitted on the first two stories.
15 Administrative services, (those not serving the public) are prohibited in order to prevent
16 encroachment from downtown office uses. There are also special controls on *fast-food*
17 restaurants and tourist hotels. Building standards protect and complement the existing small-
18 scale development and the historic character of the area.

19 The height limit applicable to the district will accommodate two floors of housing or
20 institutional use above two floors of retail use. Existing residential units are protected by
21 prohibition of upper-story conversions and limitation on demolition. Accessory dwelling units
22 are permitted within the district pursuant to Subsection 207(c)(4) of this Code.

23 **Table 811**

24 **CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE**



<u>Chinatown Visitor Retail District</u>		
<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>§§ 102.12, 105, 106, 250 - 252, § 254, 260, 263.4, 270, 271. See also Height and Bulk District Maps</u>	<u>50-N. P up to 35 feet; C above 35 feet. See Height and Bulk Map for more information.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>Not Permitted</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134.1, 136</u>	<u>No more than 75% of lot coverage at the lowest level occupied by a dwelling. Location of open space may be modified per § 134.1.</u>
<u>Sun Access Setbacks</u>	<u>§ 132.3</u>	<u>15 ft. at specified heights</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<u>Street Frontage and Public Realm</u>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required</u>
<u>Maximum Street Frontage [per building]</u>	<u>§ 145.3</u>	<u>P up to 50 feet; C required for more than 50 feet</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§155(r)</u>	<u>All alleyways in the Chinatown Mixed Use Districts.</u>
<u>Miscellaneous</u>		
<u>Lot Size (Per Development)</u>	<u>§121.3</u>	<u>P up to 5,000 sq. ft.; C 5,001 sq. ft. & above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy, or Marquee</u>	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 602 - 604, 607.2, 608.1, 608.2</u>	<u>As permitted by § 607.2</u>
<u>General Advertising Signs</u>	<u>§§ 262, 602.7, 604, 608, 609, 610, 611</u>	<u>NP</u>

1	<u>Design Guidelines</u>	<u>General Plan Commerce and Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>		
2					
3	<u>RESIDENTIAL STANDARDS AND USES</u>				
4	<u>Development Standards</u>				
5	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>48 sq. ft.</u>		
6	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 151.1, 153 - 156, 166, 167, 204.5, 303</u>	<u>P up to one car for each two Dwelling Units; C for up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Sections 303(u) and 151.1(e), NP above 0.75 cars for each Dwelling Unit (2)</u>		
7					
8					
9					
10	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not Applicable</u>		
11	<u>Use Characteristics</u>				
12	<u>Single Room Occupancy</u>	<u>§102</u>	<u>P</u>		
13	<u>Student Housing</u>	<u>§102</u>	<u>P</u>		
14	<u>Residential Uses</u>		<u>Controls by Story</u>		
15			<u>1st</u>	<u>2nd</u>	<u>3rd</u>
16	<u>Residential Uses</u>	-	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>Accessory Dwelling Unit Density</u>	<u>102, 207(c)(4)</u>	<u>Accessory Dwelling Units are permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.</u>		
18					
19					
20					
21	<u>Dwelling Unit Density</u>	<u>§ 207</u>	<u>Up to 1 unit per 200 sq. ft. lot area.</u>		
22	<u>Group Housing Density</u>	<u>§§ 208, 890.88(b)</u>	<u>1 bedroom per 140 sq. ft. lot area</u>		
23					
24	<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
25					

1	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
2					
3					
4					
5					
6					
7					
8					
9	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
10	-	-	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	<u>Residential Conversion, Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Residential Hotel Conversion, Demolition or Merger</u>	<u>Ch. 41 Admin. Code</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>NON-RESIDENTIAL STANDARDS</u>				
14	<u>Development Standards</u>				
15	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.0 to 1</u>		
16	<u>Use Size</u>	<u>§ 121.4</u>	<u>P up to 2,500 sq. ft. C 2,501 to 5,000 sq. ft. (1)</u>		
17	<u>Open Space</u>	<u>§ 135.1</u>	<u>1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft.</u>		
18	<u>Off-Street Parking, Non-Residential</u>	<u>§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	<u>No car parking required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.</u>		
19	<u>Off-Street Freight Loading, Non-Residential</u>	<u>§§ 150, 152, 153 - 155, 161, 204.5</u>	<u>None required if gross floor area is less than 10,000 sq. ft.</u>		
20	<u>Commercial Use Characteristics</u>				
21	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
22	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>NP</u>		
23					
24	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>		
25	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		

1	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>		
	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P in front, C elsewhere</u>		
2	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P if recessed 3 ft., C otherwise</u>		
3	<u>NON-RESIDENTIAL USES</u>	-	<u>Controls by Story</u>		
	-	-	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
4	<u>Agricultural Use Category</u>	-	-	-	-
5	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>Automotive Use Category</u>	-	-	-	-
	<u>Automotive Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Parking Garage, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Parking Lot, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Parking Lot, Public</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Entertainment, Arts and Recreation Use Category</u>	-	-	-	-
	<u>Entertainment and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Entertainment, General</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Entertainment, Nighttime</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Industrial Use Category</u>	-	-	-	-
	<u>Industrial Uses*</u>	<u>§§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Institutional Use Category</u>	-	-	-	-
	<u>Institutional Uses*</u>	-	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Medical Cannabis Dispensary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Philanthropic Admin. Services</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Sales and Service Use Category</u>	-	-	-	-
	<u>Retail Sales and Service Uses*</u>	-	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Bar</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
25	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Gym</u>	<u>§ 102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
2	<u>Hotel</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Massage, Foot/Chair</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>C</u>
5	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Restaurant</u>	<u>§ 102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>NP</u>
8	<u>Services, Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Services, Health</u>	<u>§ 102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
	<u>Services, Instructional</u>	<u>§ 102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
10	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Services, Personal</u>	<u>§ 102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
	<u>Services, Retail Professional</u>	<u>§ 102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
12	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Tobacco Paraphernalia Store</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Design Professional</u>	<u>§ 102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
15	<u>Trade Office</u>	<u>§ 102</u>	<u>NP</u>	<u>P</u>	<u>P</u>
16	<u>Utility and Infrastructure Use Category</u>	-	-	-	-
17	<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

*Not listed below

(1) C for Use Size is not required for Restaurants larger than 2,500 sq. ft., but C to establish the Use is required as indicated.

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(2) Installation of a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units.

In approving installation of the garage, the Commission shall find that:

(a) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;

(b) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;

(c) the building has not had two or more "no-fault" evictions, as defined in Section 37.9(a)(7) through (9) and (11) through (13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, and

(d) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.

Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (a), (b), and (c) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (d) above.

No.	Zoning Category	§ References	Chinatown Visitor Retail Controls
<i>BUILDING STANDARDS</i>			
10	<i>Height and Bulk</i>	§§ 102.12, 105, 106, 250–252, 260, 263.4, 270, 271	<i>P up to 35 feet # C to 50 ft. See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270</i>
11	<i>Lot Size [Per Development]</i>	§§ 121, 890.56	<i>P up to 2,500 sq. ft. C 5,000 sq. ft. & above § 121.3</i>
12	<i>Rear Yard/Site Coverage</i>	§§ 130, 134, 136	<i>Location may be modified /75% coverage § 134.1</i>
13	<i>Sun Access Setbacks</i>		<i>15 ft. at specified heights § 132.3</i>
14	<i>Maximum Street Frontage [Per Building]</i>		<i>P to 50 feet C more than 50 feet § 145.3</i>
15	<i>Awning</i>	§ 136.2(a)	<i>P</i>
16	<i>Canopy</i>	§ 136.2(b)	<i>P</i>
17	<i>Marquee</i>	§ 136.2(c)	<i>P</i>
<i>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</i>			

1	19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.0 to 1 § 124(a) (b)
2	20	Use Size [Nonresidential]	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 5,000 sq. ft. Except for Restaurants – 5,000 sq. ft. § 121.4
3	21	Open Space		1 sq. ft. for every 50 sq. ft. above 10,000 sq. ft. § 135.1
4	22	Off Street Parking, Commercial and Institutional	§§ 150, 151.1, 153 – 156, 166, 204.5, 303	None required
5	23	Off Street Freight Loading	§§ 150, 153 – 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b). Exception permitted per § 155.
6	24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
7	25	Drive Up Facility	§ 890.30	
8	26	Walk Up Facility	§ 890.140	P if recessed 3 ft. C otherwise
9	27	Hours of Operation	§ 890.48	P 6 a.m. – 11 p.m. C 11 p.m. – 2 a.m.
10	30	General Advertising Sign	§ 607.2	NP
11	31	Business Sign	§§ 602 – 604, 608.1, 608.2	P § 607.2(f)

No.	Zoning Category	§ References	Chinatown Visitor Retail Controls by Story		
			1st	2nd	3rd+
Retail Sales and Services					
40a	Other Retail Sales and Services [Not Listed Below]	§ 890.102		P	P
40b	Gift Store – Tourist Oriented	§ 890.39		P	P
40e	Jewelry	§ 890.51		P	P
41	Bar	§ 790.22		C	C
43	Limited Restaurant	§ 790.90		P	P

1	.44	Restaurant	§ 790.91	€	€	
2	.46	Movie Theater	§ 890.64			
3	.47a	Adult Entertainment	§ 890.36			
4	.47b	Other Entertainment	§ 890.37	P #	P #	
5	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
6	.49	Financial Service	§ 890.110			
7	.50	Limited Financial Service	§ 890.112			
8	.51	Medical Service	§ 890.114		P	
9	.52	Personal Service	§ 890.116		P	
10	.53	Professional Service	§ 890.108		P	
11	.54	Massage Establishment	§ 890.60, Art. 29 Health Code	€ #	€ #	€ #
12	.55	Tourist Hotel	§ 890.46	€	€	€
13	.56	Automobile Parking Lot, Community Commercial	§§ 156, 160, 890.9	€	€	€
14	.57	Automobile Parking Garage, Community Commercial	§ 160, 890.10	€	€	€
15	.58	Automobile Parking Lot, Public	§ 156, 890.11	€	€	€
16	.59	Automobile Parking Garage, Public	§ 890.12	€	€	€
17	.60	Automotive Gas Station	§ 890.14			
18	.61	Automotive Service Station	§ 890.18			
19	.62	Automotive Repair	§ 890.15			
20	.63	Automotive Wash	§ 890.20			
21	.64	Automotive Sale or Rental	§ 890.13			
22	.65	Animal Hospital	§ 890.6			
23	.66	Ambulance Service	§ 890.2			
24	.67	Mortuary	§ 890.62	€	€	
25	.68	Trade Shop	§ 890.124	P	€	
	.70	Administrative Service	§ 890.106			
	.71	Light Manufacturing or Wholesale Sales	§ 890.54			

1	.72	<i>Fringe Financial Service</i>	§ 890.113			
2	.73	<i>Tobacco Paraphernalia Establishments</i>	§ 890.123	€		
3	.74A	<i>Neighborhood Agriculture</i>	§ 102.35(a)	P	P	P
4	.74B	<i>Large Scale Urban Agriculture</i>	§ 102.35(b)	€	€	€
Institutions						
5	.80	<i>Hospital or Medical Center</i>	§ 890.44			
6	.81	<i>Other Institutions</i>	§ 890.50	P	P	P
7	.82	<i>Public Use</i>	§ 890.80	€	€	€
RESIDENTIAL STANDARDS AND USES						
8	.90	<i>Residential Use</i>	§ 890.88	P	P	P
9	.91	<i>Dwelling Unit Density</i>	§§ 207, 207.1, 890.88(a)	Generally, up to 1 unit per 200 sq. ft. lot area # § 207(e)		
11	.92	<i>Residential Density, Group Housing</i>	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
12	.92b	<i>Residential Density, Homeless Shelters</i>	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
14	.93	<i>Usable Open Space [Per Residential Unit]</i>	§§ 135, 136	48 sq. ft. § 135 Table 3		
15	.94	<i>Off Street Parking, Residential</i>	§§ 150, 151.1, 153—156, 166, 167, 204.5, 303	P up to one car for each two Dwelling Units, but subject to § 155; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Sections 303(u) and 151.1(e), NP above 0.75 cars for each Dwelling Unit		
18	.95	<i>Automobile Parking Lot, Community Residential</i>	§ 156, 160, 890.7	€	€	€
19	.96	<i>Automobile Parking Garage, Community Residential</i>	§ 160, 890.8	€	€	€
21	.97	<i>Residential Conversion or Demolition, Residential Hotels</i>	Ch. 41 Admin. Code			
22	.98	<i>Removal of Residential or Unauthorized Units through Conversion, Demolition, or Merger</i>	§ 317	€		
OTHER USES						

1	99	Wireless Telecommunications Services Facility	§ 102	P	P	P
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SPECIFIC PROVISIONS FOR CHINATOWN VISITOR RETAIL DISTRICT

Section		Zoning Controls
4	§ 811.10	§ 270 50 N Height and Bulk District as mapped on Sectional Map 1H
6	§ 811.47b	§ 890.37 The other entertainment use must be in conjunction with an existing Restaurant
8	§ 811.54	§ 890.60, Art. 29 Health Code MASSAGE ESTABLISHMENT Controls. Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 303(n). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the criteria described in Section 890.60(b).
12	§ 811.91	§ 207(c)(4) ACCESSORY DWELLING UNITS Boundaries: Within the boundaries of the Chinatown Visitor Retail District. Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(c)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.
19	§ 811.94	§ 303 § 803.2 Installation of a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that: (1) the proposed garage opening/addition of off street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no fault" evictions, as defined in Section 37.9(a)(7) – (13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, and (4) the proposed garage/addition of off street parking installation is consistent with the Priority Policies of Section 101.1 of this Code. Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(e)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the

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		<i>Department shall independently verify. The Department shall also have made a</i> <i>determination that the project complies with (4) above.</i>
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2
3 **SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

4 The Chinatown Residential Neighborhood Commercial District extends along Stockton
5 Street between Sacramento and Broadway and along Powell Street between Washington
6 Street and Broadway. It is generally west and uphill from Grant Avenue and is close to the
7 relatively intensely developed residential areas of lower Nob and Russian Hills. Stockton
8 Street is a major transit corridor which serves as "Main Street" for the Chinatown
9 neighborhood. Both Stockton and Powell Streets contain a significant amount of housing as
10 well as major community institutions supportive to Chinatown and the larger Chinese
11 community. This daytime-oriented district provides local and regional specialty food shopping
12 for fresh vegetables, poultry, fish and meat. Weekends are this area's busiest shopping days.

13 Because Stockton Street is intended to remain principally in its present character, the
14 Stockton Street controls are designed to preserve neighborhood-serving uses and protect the
15 residential livability of the area. The controls promote new residential development compatible
16 with existing small-scale mixed-use character of the area. Consistent with the residential
17 character of the area, commercial development is directed to the ground story. Daytime-
18 oriented use is protected and tourist-related uses, ~~fast food restaurants~~ and financial services
19 are limited.

20 Housing development in new and existing buildings is encouraged above the ground
21 floor. Institutional uses are also encouraged. Existing residential units are protected by limits
22 on demolition and conversion. Accessory ~~d~~Dwelling ~~u~~Units are permitted within the district
23 pursuant to ~~s~~Subsection 207(c)(4) of this Code.
24
25

Table 812

CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE

<i>Chinatown Residential Neighborhood Commercial District</i>		
<i>Zoning Category</i>	<i>§ References</i>	<i>Controls</i>
<i>Massing and Setbacks</i>		
	<u>§§ 102.12, 105, 106, 250 - 252, § 254, 260, 263.4, 270, 271. See also Height and Bulk District Maps</u>	<u>40-X, 50-N, 65-N, 65-85-N, & 110-G. P up to 35 feet; C above 35 feet. See Height and Bulk Map for more information.</u>
<u>5 Foot Height Bonus for Active Ground Floor Uses</u>	<u>§ 263.20</u>	<u>Not Permitted</u>
<u>Rear Yard</u>	<u>§§ 130, 134, 134.1, 136</u>	<u>No more than 75% of lot coverage at the lowest level occupied by a dwelling. Location of open space may be modified per § 134.1.</u>
<u>Sun Access Setbacks</u>	<u>§ 132.3</u>	<u>15 ft. at specified heights</u>
<u>Front Setback and Side Yard</u>	<u>§§ 130, 131, 132, 133</u>	<u>Not Required.</u>
<i>Street Frontage and Public Realm</i>		
<u>Streetscape and Pedestrian Improvements</u>	<u>§ 138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required</u>
<u>Maximum Street Frontage [per building]</u>	<u>§ 145.3</u>	<u>P up to 50 feet; C required for more than 50 feet</u>
<u>Ground Floor Commercial</u>	<u>§ 145.4</u>	<u>Not Required</u>
<u>Vehicular Access Restrictions</u>	<u>§155(r)</u>	<u>All alleyways in the Chinatown Mixed Use Districts; and Columbus Avenue between Washington and North Point Streets.</u>
<i>Miscellaneous</i>		

1	<u>Lot Size (Per Development)</u>	<u>§121.3</u>	<u>P up to 5,000 sq. ft.;</u> <u>C 5,001 sq. ft. & above</u>		
2	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>		
3	<u>Awning</u>	<u>§ 136.1</u>	<u>P</u>		
4	<u>Canopy, or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>		
5	<u>Signs</u>	<u>§§ 602 - 604, 607.2,</u> <u>608.1, 608.2</u>	<u>As permitted by § 607.2</u>		
6	<u>General Advertising Signs</u>	<u>§§ 262, 602, 604, 608,</u> <u>609, 610, 611</u>	<u>NP</u>		
7	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry Element</u>	<u>Subject to the Urban Design Guidelines</u>		
8	<u>RESIDENTIAL STANDARDS AND USES</u>				
9	<u>Development Standards</u>				
10	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§ 135, 136</u>	<u>48 sq. ft.</u>		
11	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 151.1, 153 -</u> <u>156, 166, 167, 204.5,</u> <u>303</u>	<u>P up to one car for each two Dwelling Units; C</u> <u>for up to .75 cars for each Dwelling Unit, subject</u> <u>to the criteria and procedures of Sections 303(u)</u> <u>and 151.1(e), NP above 0.75 cars for each</u> <u>Dwelling Unit (1)</u>		
12					
13					
14					
15					
16					
17	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not Applicable</u>		
18	<u>Use Characteristics</u>				
19	<u>Single Room Occupancy</u>	<u>§102</u>	<u>P</u>		
20	<u>Student Housing</u>	<u>§102</u>	<u>P</u>		
21	<u>Residential Uses</u>		<u>Controls by Story</u>		
22			<u>1st</u>	<u>2nd</u>	<u>3rd</u>
23	<u>Residential Uses</u>	-	<u>P</u>	<u>P</u>	<u>P</u>
24					
25					

1	<u>Accessory Dwelling Unit Density</u>	<u>102, 207(c)(4)</u>	<u>Accessory Dwelling Units are permitted to be constructed within an existing building zoned for residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.</u>		
2					
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4					
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7					
8	<u>Dwelling Unit Density</u>	<u>§§ 207</u>	<u>Up to 1 unit per 200 sq. ft. lot area.</u>		
9	<u>Group Housing Density</u>	<u>§§ 208, 890.88(b)</u>	<u>1 bedroom per 140 sq. ft. lot area</u>		
10	<u>Homeless Shelters Density</u>	<u>§§ 102, 208</u>	<u>Density limits regulated by the Administrative Code</u>		
11					
12	<u>Senior Housing Density</u>	<u>§§ 102, 202.2(f), 207</u>	<u>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</u>		
13					
14					
15					
16					
17					
18					
19					
20	<u>Loss of Dwelling Units</u>		<u>Controls by Story</u>		
	-	-	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
21	<u>Residential Conversion, Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Residential Hotel Conversion, Demolition or Merger</u>	<u>Ch. 41 Admin. Code</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>NON-RESIDENTIAL STANDARDS</u>				
24	<u>Development Standards</u>				
25	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.0 to 1</u>		

1	<u>Use Size</u>	<u>§ 121.4</u>	<u>P up to 2,500 sq. ft.;</u> <u>C 2,501 to 4,000 sq. ft.</u>		
2					
3	<u>Open Space</u>	<u>§ 135.1</u>	<u>1 sq. ft. for every 50 sq. ft. of building over 10,000</u> <u>sq. ft.</u>		
4	<u>Off-Street Parking, Non-Residential</u>	<u>§§ 145.1, 150, 151.1,</u> <u>153 - 156, 166, 204.5</u>	<u>No car parking required. Limits set forth in</u> <u>Section 151.1. Bike parking required per Section</u> <u>155.2. Car share spaces required when a project</u> <u>has 25 or more parking spaces per § 166.</u>		
5					
6					
7					
8					
9	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155,</u> <u>161, 204.5</u>	<u>None required if gross floor area is less than</u> <u>10,000 sq. ft.</u>		
10					
11	<u>Commercial Use Characteristics</u>				
12	<u>Drive-up Facility</u>	<u>§ 102</u>	<u>NP</u>		
13	<u>Formula Retail</u>	<u>§§ 102, 303.1</u>	<u>C(2)</u>		
14	<u>Hours of Operation</u>	<u>§ 102</u>	<u>P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.</u>		
15	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>		
16	<u>Open Air Sales</u>	<u>§ 102</u>	<u>P</u>		
17	<u>Outdoor Activity Area</u>	<u>§§ 102, 145.2</u>	<u>P in front, C elsewhere</u>		
18	<u>Walk-up Facility</u>	<u>§ 102</u>	<u>P if recessed 3 ft., C otherwise</u>		
19	<u>NON-RESIDENTIAL USES</u>	-	<u>Controls by Story</u>		
20	-	-	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
21	<u>Agricultural Use Category</u>	-	-	-	-
22	<u>Agriculture, Industrial</u>	<u>§§ 102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Agriculture, Large Scale Urban</u>	<u>§§ 102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Agriculture, Neighborhood</u>	<u>§§ 102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
25	<u>Automotive Use Category</u>	-	-	-	-
26	<u>Automotive Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
27	<u>Parking Garage, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
28	<u>Parking Lot, Private</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
29	<u>Parking Lot, Public</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

1	<u>Entertainment, Arts and Recreation Use Category</u>	-	-	-	-
2	<u>Entertainment and Recreation Uses*</u>	<u>§§ 102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	<u>Movie Theater</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Open Recreation Area</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Passive Outdoor Recreation</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<u>Industrial Use Category</u>	-	-	-	-
7	<u>Industrial Uses*</u>	<u>§§ 102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Institutional Use Category</u>	-	-	-	-
9	<u>Institutional Uses*</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Hospital</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Medical Cannabis Dispensary</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Philanthropic Admin. Services</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Public Facilities</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<u>Sales and Service Use Category</u>	-	-	-	-
15	<u>Retail Sales and Service Uses*</u>	-	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Adult Business</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Animal Hospital</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Bar</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Cannabis Retail</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Flexible Retail</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Gift Store- Tourist Oriented</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Hotel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Jewelry Store</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Kennel</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Massage Establishment</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
26	<u>Mortuary</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
27	<u>Motel</u>	<u>§§ 102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
28	<u>Restaurant</u>	<u>§ 102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>
29	<u>Services, Financial</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
30	<u>Services, Fringe Financial</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
31	<u>Services, Limited Financial</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
32	<u>Storage, Self</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
33	<u>Tobacco Paraphernalia Store</u>	<u>§ 102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
34	<u>Trade Shop</u>	<u>§ 102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
35	<u>Non-Retail Sales and Service*</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
36	<u>Design Professional</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

<u>Trade Office</u>	<u>§ 102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Utility and Infrastructure Use Category</u>	-	-	-	-
<u>Utility and Infrastructure*</u>	<u>§ 102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Power Plant</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Public Utilities Yard</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Wireless Telecommunications Services Facility</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>

*Not listed below

(1) Installation of a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units.

In approving installation of the garage, the Commission shall find that:

(a) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;

(b) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;

(c) the building has not had two or more "no-fault" evictions, as defined in Section 37.9(a)(7) through (9 and (11) through (13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, and

(d) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.

Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (a), (b), and (c) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (d) above.

(2) Formula Retail Restaurants are NP in all Chinatown MUDs.

No.	Zoning Category	§ References	Chinatown Residential Neighborhood Commercial Controls
BUILDING STANDARDS			
10	Height and Bulk	§§ 102.12, 105, 106, 250 – 252, 260, 263.4, 270, 271	P up to 35 feet # C 50 ft., portions of Grant & Pacific C 65 ft., except 85 ft. for portions of Stockton if low income housing See Zoning Map, § 254 50 ft. length and 100 ft. diagonal and above 40 ft. See Zoning Map, § 270
11	Lot Size [Per Development]	§§ 121, 890.56	P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3

1	12	Rear Yard/Site Coverage	§§ 130, 134, 136	Location may be modified § 134.1
2	13	Sun Access Setbacks		15 ft. at specified heights § 132.3
3	14	Maximum Street Frontage [Per Building]		P to 50 feet C more than 50 feet § 145.3
4	15	Awning	§ 136.2(a)	P
5	16	Canopy	§ 136.2(b)	
6	17	Marquee	§ 136.2(c)	
7	COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES			
8	19	Floor Area Ratio	§§ 102.9, 102.11, 123	1.0 to 1 § 124(a) (b)
9	20	Use Size [Nonresidential]	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 4,000 sq. ft. § 121.4
10	21	Open Space		1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
11	22	Off-Street Parking, Commercial and Institutional	§§ 150, 151.1, 153–156, 166, 204.5, 303	None Required
12	23	Off-Street Freight Loading	§§ 150, 153–155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b). Exception permitted per § 155.
13	24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
14	25	Drive-Up Facility	§ 890.30	
15	26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise
16	27	Hours of Operation	§ 890.48	P 6 a.m.–11 p.m. C 11 p.m.–2 a.m.
17	30	General Advertising Sign	§ 607.2	NP
18	31	Business Sign	§§ 602–604, 608.1, 608.2	P § 607.2(f)

No.	Zoning Category	§ References	Chinatown Residential Neighborhood Commercial Controls by Story		
			1st	2nd	3rd+

<i>Retail Sales and Services</i>					
40a	<i>Other Retail Sales and Services [Not Listed Below]</i>	§ 890.102	P		
40b	<i>Gift Store—Tourist Oriented</i>	§ 890.39			
40c	<i>Jewelry</i>	§ 890.51	C		
41	<i>Bar</i>	§ 790.22	C		
43	<i>Limited Restaurant</i>	§ 790.90	P		
44	<i>Restaurant</i>	§ 790.91	C		
45	<i>Take-Out Food</i>	§ 790.122	C		
46	<i>Movie Theater</i>	§ 890.64	C		
47a	<i>Adult Entertainment</i>	§ 890.36			
47b	<i>Other Entertainment</i>	§ 890.37			
48	<i>Amusement Game Arcade</i>	§ 890.4 § 1036 Police Code			
49	<i>Financial Service</i>	§ 890.110	C		
50	<i>Limited Financial Service</i>	§ 890.112	C		
51	<i>Medical Service</i>	§ 890.114	P		
52	<i>Personal Service</i>	§ 890.116	P		
53	<i>Professional Service</i>	§ 890.108	P		
54	<i>Massage Establishment</i>	§ 890.60 Art. 29 Health Code	C #		
55	<i>Tourist Hotel</i>	§ 890.46			
56	<i>Automobile Parking Lot, Community Commercial</i>	§§ 156, 160, 890.9	C		
57	<i>Automobile Parking Garage, Community Commercial</i>	§ 160, 890.10	C		
58	<i>Automobile Parking Lot, Public</i>	§ 156, 890.11	C		

1	.59	Automobile Parking Garage, Public	§ 890.12			
2	.60	Automotive Gas Station	§ 890.14			
3	.61	Automotive Service Station	§ 890.18			
4	.62	Automotive Repair	§ 890.15			
5	.63	Automotive Wash	§ 890.20			
6	.64	Automotive Sale or Rental	§ 890.13			
7	.65	Animal Hospital	§ 890.6			
8	.66	Ambulance Service	§ 890.2			
9	.67	Mortuary	§ 890.62	€	€	
10	.68	Trade Shop	§ 890.124	P		
11	.70	Administrative Service	§ 890.106			
12	.71	Light Manufacturing or Wholesale Sales	§ 890.54			
13	.72	Fringe Financial Service	§ 890.113			
14	.73	Tobacco Paraphernalia Establishments	§ 890.123	€		
15	.74A	Neighborhood Agriculture	§ 102.35(a)	P	P	P
16	.74B	Large-Scale Urban Agriculture	§ 102.35(b)	€	€	€
17	<i>Institutions</i>					
18	.80	Hospital or Medical Center	§§ 124.1, 890.44	€	€	€
19	.81	Other Institutions	§ 890.50	P	P	P
20	.82	Public Use	§ 890.80	€	€	€
21	RESIDENTIAL STANDARDS AND USES					
22	.90	Residential Use	§ 890.88	P	P	P
23	.91	Dwelling Unit Density	§§ 207, 207.1, 890.88(a)	Generally, up to 1 unit per 200-sq. ft. lot area # § 207(e)		
24	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
25	.92b	Residential Density, Homeless Shelters	§§ 102, 207.1, 208, 890.88(d)	Density limits per § 208(a)		
26	.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	48 sq. ft. § 135 Table 3		

1	.94	<i>Off-Street Parking, Residential</i>	§§ 150, 151.1, 153–156, 204.5, 303	<i>P up to one car for each two Dwelling Units, but subject to § 155; C up to .75 cars for each Dwelling Unit, subject to the criteria and procedures of Sections 303(u) and 151.1(e), NP above 0.75 cars for each Dwelling Unit</i>		
2	.95	<i>Automobile Parking Lot, Community Residential</i>	§ 156, 160, 890.7	€	€	€
3	.96	<i>Automobile Parking Garage, Community Residential</i>	§ 160, 890.8	€	€	€
4	.97	<i>Residential Conversion or Demolition, Residential Hotels</i>	Ch. 41 Admin. Code			
5	.98	<i>Residential Conversion, Demolition, or Merger</i>	§ 317	<i>€ for Removal of one or more Residential Units or Unauthorized Units.</i>		
6	OTHER USES					
7	.99	<i>Wireless Telecommunications Services Facility</i>	§ 102	P	P	P

**SPECIFIC PROVISIONS FOR CHINATOWN
RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT**

Section		Zoning Controls
15	§ 812.10	§ 270 <i>50 N Height and Bulk District and 65 N Height and Bulk District as mapped on Sectional Map 1H.</i>
16	§ 812.54	§ 890.60 Art. 29 <i>Health Code</i>
17		MASSAGE ESTABLISHMENT <i>Controls. Massage shall generally be subject to Conditional Use authorization. Certain exceptions to the Conditional Use requirement for massage are described in Section 303(n). When considering an application for a conditional use permit pursuant to this subsection, the Planning Commission shall consider, in addition to the criteria listed in Section 303(c), the criteria described in Section 890.60(b).</i>
18	§ 812.91	§ 207(e)(4)
19		ACCESSORY DWELLING UNITS <i>Boundaries: Within the boundaries of the Chinatown Residential Neighborhood Commercial District.</i> <i>Controls: An "Accessory Dwelling Unit," as defined in Section 102 and meeting the requirements of Section 207(e)(4) is permitted to be constructed within an existing building in areas that allow residential use or within an existing and authorized auxiliary structure on the same lot, provided that it does not eliminate or reduce a ground-story retail or commercial space.</i>

<p>1 2 3 4 5 6 7 8 9 10 11 12</p>	<p>§ 812.94 § 303 § 803.2</p>	<p><i>Installation of a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that:</i></p> <p><i>(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code;</i></p> <p><i>(2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount;</i></p> <p><i>(3) the building has not had two or more "no fault" evictions, as defined in Section 37.9(a)(7) (13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, and</i></p> <p><i>(4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</i></p> <p><i>Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (4) above.</i></p>
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14 Section 3. Effective Date. This ordinance shall become effective 30 days after
15 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
16 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
17 of Supervisors overrides the Mayor's veto of the ordinance.

18
19 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
20 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
21 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
22 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
23
24
25

1 additions, and Board amendment deletions in accordance with the "Note" that appears under
2 the official title of the ordinance.

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

5 By: _____
6 JUDITH A. BOYAJIAN
7 Deputy City Attorney

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